

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Tuesday, February 23, 2016, 5:00 p.m.**
(or as soon thereafter as possible)

Location: **Council Chambers, City Hall**
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. *Items from the Audience - In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting.*
4. CITY COUNCIL DISCUSSION REGARDING THE TRACY HILLS PROJECT
5. Adjournment



Mayor

Posted: February 22, 2016

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

CITY COUNCIL DISCUSSION REGARDING THE TRACY HILLS PROJECT

EXECUTIVE SUMMARY

This agenda item is in response to City Council's request for additional information about the Tracy Hills project. City Council questions have been listed and responded to by various City staff. The discussion is an opportunity to review the questions and responses, ask additional questions if needed, and direct staff accordingly.

DISCUSSION

City Council requested additional information about the Tracy Hills project ranging from utilities, park and landscape maintenance, public safety, zoning, growth management, and the proposed public benefit. Attached to the staff report is a binder listing the questions with staff responses and supporting information. City Council has the opportunity with this agenda item to request additional information, or provide direction to staff based on the responses provided. The project has been noticed for a Planning Commission hearing for March 2, 2016.

FISCAL IMPACT

There are no impacts to the General Fund as a result of this agenda item.

RECOMMENDATION

Staff recommends that City Council discuss the Tracy Hills project and provide direction to staff, if any.

Prepared by: Bill Dean, Assistant Development Services Director
Andrew Malik, Development Services Director
Kul Sharma, Utilities Director
Robert Armijo, City Engineer
Don Scholl, Public Works Director
Randall Bradley, Fire Chief
Larry Esquivel, Police Chief
Jeremy Watney, Police Captain
Steve Bayley, Utilities Project Specialist
Rachelle, McQuiston, Administrative Services Director

Reviewed by: Stephanie Garrabrant-Sierra

Approved by: Troy Brown, City Manager

ATTACHMENT

Binder of City Council questions and staff responses related to the Tracy Hills project

With regard to the irrigation needs, a total of 1,957 Acre feet/year of recycled water will be available for Tracy Hill Specific Plan use upon the completion of the majority of the Recycled water infrastructure as listed in the Master Plans. The cost of the recycled water infrastructure improvements will be paid from development impact fees.

The 2016 project includes an open space for recreational uses in place of a fully turfed golf course.

Summary and Comparison of Water Supplies

The 2016 project water supply for the Tracy Hills Specific Plan is more reliable than the proposed 1998 plan. The Integral Phase I project for 1,154 units within the I-205 Specific Plan will receive supplies from BBID based upon that District's pre-1914 water rights. The BBID water supply is ensured by existing agreements in place with the United States Bureau of Reclamation and the Department of Water Resources providing sufficient engineering controls for delivery of water to the Tracy Hills development.

The water demand for the 1998 proposed golf course was very high and was planned to be served by the recycled water from the Regional WWTP to be constructed by Tracy Hills and other Developments. The open space proposed for the 2016 project will require moderate water and will be served by recycled water from the existing WWTP. Thus, both proposals do not have significant impact on the water supply.

Prior to approval of any portion of the project, the City of Tracy must ensure that it has enough supply to serve the proposed development; even if the existing drought continues and the state curtailments remain in place.

The City has multiple sources of water including the California Valley Project (CVP), the South San Joaquin County Water District, BBID, Westside Irrigation District, Banta Carbona Irrigation District and Semitropic. The City combines all available water and distributes through its piping network.

In the event surface water supplies from the Irrigation Districts or the CVP water is not available, the City has the ability to meet its existing needs including the needs of the approved projects from the existing nine ground wells. The City's ground water aquifer is in good condition and will remain rich with water in the near future. As the new developments occur, new ground wells will be constructed in accordance with the City's Water Master Plan and the cost will be borne by the developers through their development impact fees.

One of the City's existing wells is equipped with an Aquifer Storage Recovery (ASR) system for injection of surplus water during the winter months and extraction during the high demand in the summer months. All new wells in the City will be ASR wells. This will further enhance the City's reliable ground water supply while sustaining the existing aquifer and will meet the demand during drought or curtailments.

One of the conditions of approval for future tentative subdivision maps including Tracy Hills will be to ensure an adequate supply of water prior to approval of any final map within the tentative map area. The final map is the last entitlement needed prior to the start of construction of any development. Thus, the City will verify the adequate supply of water prior to approval of a final map for any development. The developer will be required to construct an ASR well, if needed, prior to issuance of any building permit or approval of occupancy.

Water Distribution: In the 1998 plan, Tracy Hills had its own water distribution network starting from the City Water Treatment Plant. There is no change in concept for water distribution in the 2016 Plan, however, the demands and design criteria have changed.

City Council question related to wastewater: What is fiscal impact "ballpark" estimate of cost difference from 1998 to 2016 WW approach?

Wastewater Treatment for the 1998 Approvals

The 1998 approvals included an Interim Wastewater Reclamation Facility (IWRP) to serve the first 1,500 units in the Tracy Hills Specific Plan area. The IWRP facility was a throw away cost and consisted of multiple open air sewage settling ponds located within the Specific Plan area. Development of Tracy Hills beyond 1,500 units would trigger a new regional Wastewater Treatment Plant (WWTP) facility largely paid by Tracy Hills with the remaining costs shared by future developments like the South Schulte Specific Plan (no longer a City plan for development) and other south side developments. The estimated capital cost of this regional WWTP was \$57 million in 2012 dollars (see Attachment B page 2 of 2).

With the completion of this Regional Wastewater Treatment plant, the City would have ended up with two WWTPs; one the existing plant in the north and the other in the southern part of the City. This was not a preferred approach considering the operation and maintenance (O & M) cost of two plants versus one plant. The two plant concept also raised the possibility of two separate sewer rates within the City.

Wastewater Treatment for the 2016 Proposal

Under the current proposal, developments within the Tracy Hills Specific Plan area pay the City's Wastewater Master Plan impact fees and the wastewater will be treated at the existing WWTP. The capacity of the existing WWTP will be expanded in multiple phases to serve new developments including Tracy Hills.

In 2012, prior to completion of City's Wastewater Master Plan an analysis was completed by the City's consultant to compare the cost benefit analysis of one WWTP versus two plants in the City. With regard to the capital cost, the cost of completion of the second WWTP versus upgrading the existing WWTP was approx. 3% higher. The cost of construction of second WWTP for Tracy Hills and other developments sharing

this plant, after completion of 1500 units, was very high (\$57 million). However, in order to reduce the upfront cost, the proposed second WWTP in 1998 was scheduled to be constructed in multiple phases as more development occurs and additional impact fees are collected not only from Tracy Hills but from other developments serviced from this plant. The cost of construction of first phase was estimated at approx. \$18 million.

The cost of O & M for one plant was approximately \$0.90 million less than the cost of the operation of both plants. The overall saving of O & M cost for 20 years in today's dollars was approximately \$18 million (See Attachment B page 2 of 2)

The City has determined that the existing WWTP has float capacity of approximately 4,200 residential units. The City would allow the new developments to use this capacity on a first come first serve basis. The development impact fees for 4,200 units will provide enough funding to pay for the next phase of expansion of the existing WWTP from 10.8 mgd to 12 mgd. Since the cost of the next phase of expansion estimated at \$31 million is more than three years old, the Wastewater Development Impact fees must be updated to generate enough funding to pay for the expansion cost.

The proposed next phase of expansion of the WWTP will create an additional 7,000 units of treatment capacity. However, in order to make sure that the City creates new capacity prior to exhausting all float capacity, the design of the next phase of expansions of the WWTP must start this year. The Tracy Hills developer had agreed to an upfront \$2 million towards the design of the WWTP expansion. The tentative date to start construction of the next phase of expansion of the WWTP is year 2018-2019.

WASTEWATER COLLECTION SYSTEM

Wastewater Collection for the 1998 Approvals

The 1998 approvals required a separate wastewater collection system from Tracy Hills to the then proposed Regional WWTP within the Tracy Hills Specific Plan area. The treated effluent was planned to be disposed of by various methods including irrigating the median landscaping, selling it to the farmers south of Tracy and storing the surplus treated effluent in the gravel pits during winter months in the southern part of the City. There were potential environmental concerns requiring lining of the gravel pits, however, since the project did not proceed further it was not pursued. Tracy Hills and other users of the WWTP facility would bear the cost of construction for the outfall pipe from the plant to the gravel pits.

Wastewater Collection for the 2016 Project

Since the Tracy Hills project will be served by the existing WWTP expansion, construction of a new sewer collection main on Corral Hollow Road from Tracy Hills to Parkside Drive will be required. This sewer main will go under the Delta Mendota Canal and the California Aqueduct. The sewer collection system north of Parkside Drive to the

existing WWTP requires certain upgrades to serve Tracy Hills and other developments. A new sewer pump station will also be installed within the first phase of the Tracy Hills development.

A portion of the sewer main south of Linne Road is fully paid by Tracy Hills and the cost of the remaining portion of the sewer line up to Parkside Drive is paid through development impact fees collected from Tracy Hills, Ellis and other benefitting developments. The remaining upgrades to the remaining collection system are paid by Tracy Hills and other developers. Except for the sewer main and the effluent outfall to the gravel pits, the general concept of a sewer collection system remains the same for both the 1998 and the 2016 projects.

COST COMPARISON

The cost difference of Tracy Hills 1998 and 2016 Wastewater Development Impact fees is not significant as reflected in Attachment C.

By eliminating the second WWTP, an annual saving of \$ 0.9 million for O & M costs will be realized by the City. Furthermore, the City will have one sewer rate for all of its users throughout the City. There will be some costs of maintenance for the new sewer main, but it is difficult to quantify the cost because the City maintains existing sewer mains within the existing sewer rates.

Tracy Hills is proposing to pay an upfront fee of \$2 million toward the design cost of the next phase of expansion of the existing WWTP. However, Tracy Hills will not have to pay a large upfront capital cost for a second WWTP which was essentially needed if Tracy Hills had proceeded with the 1998 project.

City Council Question related to Storm Drainage: Explain the difference in approaches between 1998 and now.

The 1998 Plan:

This plan provided for an on-site collection system to convey storm water in a series of detention basins that would release of storm water into Corral Hollow Creek at a controlled rate. This water conveyed by Corral Hollow Creek would then carry the storm water to a diversion facility which flow spills into a retention basin which was a quarry.

The Current (2016) Proposal:

The current proposal provides for a collection system that conveys run-off into a series of retention basins that amounts to 10 acres (+/-) of land. These retention basins will be designed to allow the storm water to percolate back into the groundwater. Storm water is designed to stay on site.

Comparison:

The main design difference between 1998 plan and the current proposed is the use of a large off-site terminal discharge/retention basin versus the use of multiple on-site retention basins.

Because the development footprint remains the same and the 2016 land use changes do not significantly alter storm water calculations, there is no significant cost difference for the on-site storm water collection system between 1998 and 2016. It should be noted that the land cost for the former quarry site is \$2,500,000 (which has already been spent by the owner and is sunk cost).

The 1998 plan proposed to use 53 acres for detention basins within the development footprint whereas the 2016 plan uses 63 acres for retention basins with a total difference of 10 additional acres. The loss of an additional 10 acres of land is estimated at \$5,000,000 in addition to the already spent \$2,500,000 for the offsite land acquisition for a total current project cost of \$7,500,000 as summarized below:

	1998	2016
Quarry Site Retention Basin	\$2,500,000	\$2,500,000
Diversion Facility in Corral Hollow Creek (Permitting , Design and Construction)	\$2,700,000	
Land costs (10 additional acreage for on-site retention)		\$5,000,000
Total Cost (2016 Dollars)	\$5,200,000	\$7,500,000

Other Considerations:

The 2016 Current Proposal has the added environmental benefit of minimizing and avoiding impacts to Corral Hollow Creek.

Roadways

City Council Question related to Roadways: More information needed on build-out requirements, triggers, and interchanges. What are costs today compared to 1998?

The roadway network improvements required for the 1998 Specific Plan is consistent with the requirements for the current project. Of the several roadway improvements required, some improvements are to the local road network and some are certain interchange improvements to I-580. The following paragraphs will summarize the required improvements.

Interchange Costs: 1998 vs. Current

There are two major interchanges that are associated with this development; the Lammers Road/I-580 Interchange and the Corral Hollow Interchange/I-580 Interchange. These two interchanges provide primary access to the project from the freeway system. The Lammers Road/I-580 interchange will be triggered should certain thresholds be met. As growth occurs within other parts of the City more traffic would be added to the interchange, and so Tracy Hills may or may not trigger this improvement. The following are the Opinions of Probable Construction Costs for the two interchanges:

	1998 Specific Plan – Interchange (approximate)	2016 Specific Plan – Interchange (approximate)	Initial Phased Construction (2035 Master Plan)	Traffic Fee Expected – From Tracy Hills*
Lammers Rd/I-205	N / A	~\$62M	\$17M	
Corral Hollow Rd/I-205	~\$62M	~\$62M	\$12.7M	
Total Cost (2016 Dollars)	~\$62M	~\$124M	\$29.7M	\$45M*

*NOTE: This contribution will NOT be limited to the interchanges

It should be noted that costs for full build-out of the interchanges is listed. A subsequent section will discuss the “triggers” for these interchanges in more detail. The Corral Hollow Road/I-580 interchange has latent capacity and will be improved to build out in phases. The Lammers Road/I-580 interchange will be newly constructed, potentially also in phases. The cost for interim phases at Corral Hollow Road/I-580 will be borne by the project and these costs are significantly lower compared to the build-out cost above. The project will contribute a fair share per the Tracy Traffic Impact Fee (TIF) Program to the full build out. Full build out cost of this interchange will thus ultimately be spread out between various projects. The Lammers Road/I-580 interchange may also be

implemented in phases. Similar to the Corral Hollow Road/I-580 interchange, this project will contribute a fair share per the Tracy TIF Program to the full build out.

Major Roadway Improvements and their "Triggers"

This project requires many transportation improvements on the local roadways. Many of these improvements will be installed to support capacity requirements as the development occurs and are included in the Tracy TIF Program, but implementation of partial roadway improvements (i.e. the first two lanes of a future four lane road) is triggered as the project starts to build homes and businesses, and generate traffic. There are four major offsite improvements "triggered" with the Tracy Hills project Phase 1A as being proposed:

1. Stop Signs at Ramp Intersections (Phase 1A) – 196 Peak Hour Trips
2. Traffic Signals at Ramp Intersections (Phase 1A) – 832 Peak Hour Trips
3. Corral Hollow Road (or Interchange Improvements) EB Ramp (future phases) – 2,588 Peak Hour Trips
4. Corral Hollow Road (or Interchange Improvements) WB Ramp (future phases) – 2,588 Peak Hour Trips

The Lammers Road/I-580 interchange could be triggered based on capacity constraints at the Corral Hollow Road/I-580 interchange and how and when the Tracy Hills project and other City projects build out. The project applicant will be required to work with the City Engineer and Caltrans on a Project Study Report (PSR) which will determine exactly what will be required. The project will contribute a fair share toward the interim improvements identified at the Lammers Road/Old Schulte intersections, which includes the installation of a signal and a separate northbound left turn lane.

Other Required Transportation Improvements

Improvements at intersections along Linne Road are also required. The project will pay a fair share contribution towards intersections and railroad crossing improvements, as included in the City TIF Program, at Corral Hollow Road and Tracy Boulevard. Finally, it should be noted that the project will pay for the establishment of a Traffic Management Plan at the Tom Hawkins Elementary School and also establish a Safe Routes to School Program for the new Tracy Hills Elementary School in Phase 1A.

Public Safety

City council question related to Fire Protection: There was only one station required when the plan was approved in 1998. Why are two stations required now?

In 1998, the Tracy Hills Specific Plan required one fire station on a one acre site. The 1998 requirement was based on a very rudimentary process that evaluated response times and the ratio of firefighters to the projected population of Tracy Hills. There was a stipulation in the Tracy Hills Specific Plan that required development of an implementation plan that would identify the need for any additional fire stations. The implementation plan was never completed.

In 2007, the Tracy Fire Department conducted a standards-of-cover study and the study was recently updated to include the Tracy Hills project, and that analysis led to the requirement of a series of fire stations to serve future growth, including the location of a second fire station in the area of the Tracy Hills project. A standards-of-cover study utilizes a community risk assessment and community expectations to determine community service level goals. That information is used with an evaluation of historical response reliability and effectiveness to determine the required concentration (number) and distribution (location) of fire stations. The standards-of-cover study identified a need for a second fire station in Tracy Hills although that station would also be used to serve other developments. The standards-of-cover study was also used to develop the Public Safety Facility Master Plan and the associated Public Safety Facility Development Impact fees.

Where will the fire station go?

Based on the standards-of-cover study, the first fire station location will be on the west side of Corral Hollow Road between the California Aqueduct and the Delta Mendota Canal. The design of the station would begin within 30 days of approval of a Development Agreement would be expected to be completed within 18 months. The second fire station will be located in the center of the project on the west side of Interstate 5. The second fire station is expected to be completed in 2024, but will ultimately be tied to the pace and amount of building activity.

What will be the cost for the fire station?

The cost of a new 7,400 square foot fire station based on recent construction costs is approximately \$5.1 million. The associated equipment and furnishings are estimated at \$970,000. Therefore, total project costs are estimated at \$6.1 million (for each station), pursuant to the adopted fee (Public Safety Facilities Master Plan). The developer has agreed to build the first fire station (with the City's design and construction oversight), pay for the costs upfront, and recoup their costs through credits towards the Public Safety Facilities Development Impact fee as the project proceeds. The second station will be triggered at a future date depending on the amount and pace of development. The costs for that station are included in the Public Safety Facility Development Impact Fee. The developer could have to "front" those costs at the time, and be subject to reimbursement by other developments as they develop.

What is the plan for build-out?

At build out of the existing General Plan, there will be four new fire stations and a remodel of the Fire Administration building into a fire station, bringing the total to five new stations. The locations of these stations are not necessarily project specific (i.e. a "Tracy Hills Fire station" or "Ellis Fire Station" or "Cordes Ranch Fire Station"). As development occurs across a large geography, the Public Safety Master Plan will be implemented, and the stations will be located to provide the greatest benefit and efficiency. Even though they also serve other developments, the two fire stations located at Tracy Hills will each be staffed with a minimum of three personnel (a minimum of one paramedic) on a 24-7 basis. In the relative near term, given development occurring at Cordes Ranch and along Lammers Road (Stringer project), there will also be a third fire station with a minimum of three personnel (a minimum of one paramedic) north of the Tracy Hills project in the area of Valpico Road and Lammers Road. However, this station will also serve Tracy Hills as a tertiary backup and to meet the National Fire Protection Association (NFPA) requirement for staffing levels on structure fires. This third station is anticipated to be in full service in 2020. The remaining new fire station would be located north of I-205 to serve the areas of the General Plan identified as Urban Reserve 3 and surrounding territory; this station would be triggered with development activity in Urban Reserve 3 (no development applications currently on file with the City).

City Council Question related to Police Service: What is the cost for new officers?

A top step police officer with benefits is \$136,721 per year. Equipment for each officer is \$30,000 and the cost of a new vehicle that has been built out (lights, siren, mdc etc.) is approximately \$63,000. Tracy Hills has agreed to pay for the equipment for six officers and the purchase of four vehicles, pursuant to the Public Safety Master Plan. These new officers and equipment relate to Phase 1 of the project. As other phases develop, additional needs will be addressed and mitigated through the development/subdivision approval process.

Public Safety Tower: Will there be a blind spot in the Corral Hollow Canyon once the PS Tower is operational?

No, it is not anticipated that the Corral Hollow Canyon will be left in a "blind spot" once the public safety antenna is operational. Field testing will verify the coverage areas after the antenna is operational.

Public Works Maintenance

City Council question related to Public Works Maintenance: Is the proposed CFD amount enough to cover PW costs?

According to the analysis provided by Goodwin Consulting Group, the costs for PW-related costs for general infrastructure maintenance and repair are covered. The analysis was based upon information generated by the PW Department and cover: personnel, vehicles and equipment costs - and phasing thereof.

Analysis provided by the developer, and reviewed by PW staff, regarding the costs for maintenance and repair of the neighborhood parks is consistent with current General Fund and Landscape Maintenance District (LMD) park maintenance costs. The projected amount is \$9,900 per acre of developed park land. The Community Facilities District (CFD) assessment amount (\$115/unit) will provide sufficient funding for an 'A-level' maintenance. However, the location, design, amenities and uses of the community park have not yet been determined and a final figure for maintenance and repair can vary widely depending on these criteria.

In addition to ongoing park maintenance and repair, the Community Facilities District (CFD) proposed for Tracy Hills will also cover long-term maintenance, repair and replacement of roads, street lights, storm drainage facilities and other public utilities. After the capital portion of the CFD bonds are paid off and the recycled water fees are paid, the Facilities Special Tax is proposed to convert to a services special tax, and will be charged in perpetuity to cover the various infrastructure maintenance, repair and replacement costs. It is estimated that the special tax would be approximately \$1,200 per unit, per year. However, City Council has the ability to set this tax rate at a lower rate, depending on its needs. The annual revenue stream related to this estimated special maintenance, repair and replacement tax would be approximately \$1.3 million for Phase 1 increasing to \$5 million for build out of the Tracy Hills project.

Development Standards/Zoning

City Council question related to the Development Concept: Who maintains the Open Space?

The Tracy Hills Specific Plan (as proposed to be amended) includes approximately 180-acres of Open Space on the south side of I-580. The Open Space is to be publicly accessible and maintained by a Home Owners Association. The Development Agreement establishes requirements to fund \$1.5 million of improvements to this open space, furthering its desirability for walking, hiking, active and passive recreation.

Is there a City water savings going from golf course to open space?

Yes. On average, an 18-hole golf course in northern California uses approximately 150-180 acre feet of water per year. This figure can vary significantly though depending upon the design and construction of the course. Limiting the number of irrigated acres on a course (such as in roughs or by making fairways smaller) can greatly reduce water consumption. However, a figure of 1.5 – 2 acre feet of water per irrigated acre of turf

can be used to calculate the potential use. It is likely now that any future golf course would have been irrigated using effluent/recycled water.

Zoning: Can the specifics of the requested changes be summarized for CC? Is there any benefit from the changes?

The proposed update to the Specific Plan includes changes such as re-designating portions of Medium Density Residential to Low Density Residential, creating a new zoning district of Mixed Use Business Park (MUBP), and modifying the location of certain zone districts. The MUBP zoning district would primarily replace portions of Light Industrial (M1) and Professional Office Medical (POM). The Professional Office Medical (POM), Neighborhood Shopping (NS), and Village Center (VC) zones would be eliminated, although their uses would be generally incorporated into the MUBP and General Highway Commercial (GHC) zones. Within each zoning district, various changes are proposed to permitted uses and development standards. Details of the lake and lake lots have been removed because according to the applicant, they are no longer desirable. The area previously designated for a golf course is now envisioned as approximately 180 to 185 acres of open space, including a trail system and a Community Park. Areas between the California Aqueduct and the Delta Mendota Canal are not proposed for revision by this application and remain as originally established in 1998.

The proposed development totals for the Draft Specific Plan remain largely unchanged from the 1998 Specific Plan, and still include up to 5,499 residential units in primarily low density neighborhoods with areas identified for medium and high density. The Specific Plan also includes over five million square feet of non-residential land uses including office, retail, and light industrial uses, in addition to parks, schools, and open space.

With this update to the Specific Plan, the City limit line would remain unchanged. However, 3,500 acres of open space/habitat conservation area is proposed to be removed from the Specific Plan because it is not located within the City limits and not proposed for development or future annexation. This is intended to reduce confusion as to whether or not this area is in the City. It is not common in Tracy to have a Specific Plan include acreage outside of the City limits. These 3,500 acres would remain in the City's Sphere of Influence and continue to be designated as Open Space by the City's General Plan, and held in conservation easements managed by San Joaquin Council of Governments (SJCOG).

Development Standards: How will Phase 1 compliment other Phases? Are there future CC actions on later phases?

The proposed Tracy Hills Specific Plan includes zoning development standards for the entire Specific Plan Area. However, the proposed Specific Plan only shows site-specific plans for development of Phase 1A. Therefore, as specified in Section 5.1.6 of the

Specific Plan, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, which shall include, but not be limited to the following elements (as it relates to design and location):

- Circulation
- Community Monumentation
- Streetscape and Trails
- Edge Conditions / Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

The Specific Plan Amendment(s) will require a recommendation by Planning Commission and final decision by City Council. These future amendments will establish the specific land use concepts for the balance of the project, and present opportunities for the City to evaluate whether or not development achieves cohesive patterns across phases of the project.

Additionally, as specified in Section 5.1.2 of the Specific Plan, a Development Review Permit is required for site-specific new development beyond Phase 1. The architectural standards identified in the Specific Plan are applicable across the whole project; however, the project owners could modify and update standards over time by submitting applications to amend the Specific Plan.

Residential Growth Management/GMO

City council question related to Residential Growth Allotments (RGAs). What is the average number of RGAs sought yearly?

On average (since the start of the GMO in 1987) the average requested is 1,353 per year, with an average of 569 actually used (see attached spreadsheet, Attachment D).

How will other developers/projects be affected?

Generally, two sets of policies guide residential growth in Tracy: the General Plan and the Growth Management Ordinance and Guidelines (GMO Guidelines) (Attachment E: General plan policies and excerpts from the GMO Guidelines). These policies greatly affect the development community given the limitations set forth in the Growth Management Ordinance. The General Plan contains policies directing growth to certain areas, including Tracy Hills, and creates a large phase for residential growth across many, but not all project areas, and it does not specify sequencing of growth within that

large phase (called the Secondary Residential Growth Areas). The GMO Guidelines establish the framework for sequencing the residential growth within that large phase. Together these policies are among the more significant growth management-related policies the City Council has adopted in the last 20 years because certain project areas have been identified as priority areas over other areas.

By allowing vesting into these GMO Guidelines (via the DA and subdivision map approvals for Tracy Hills), the City will be furthering its intent of prioritizing Tracy Hills. With a large number of permits being identified for Tracy Hills, Ellis, and a grouping of projects called "Other Projects" (as defined in the attached GMO Guidelines) the remaining project areas identified in the General Plan will be greatly affected because there will be as few as 80 permits available annually for these areas, including Infill. Accordingly, the paucity of RGAs may be insufficient for many projects to be able to move forward until later years when Tracy Hills, Ellis, and "Other Projects" are completed. This is why the GMO Guidelines update in 2012 was so significant. It is also one of the reasons why some developers may turn toward the initiative process (as did Ponderosa Homes) in order to secure the ability to develop with greater control over the development schedule and pace.

A good example of the effect of the GMO Guidelines on residential development is this year. Tracy Hills hasn't even started and the City has requests for 566 RGAs across five new projects (this excludes the 175 RGAs allocated to Ellis and 60 RGAs that were allocated to Kagehiro). Of these 801 total requests, only 750 can be issued. If Tracy Hills were developing today at their maximum rate, these projects would not be able to move forward due to the priority system in the GMO Guidelines. These projects would develop later. (There are limited, one-time exceptions to be able to issue additional building permits to meet State-defined Regional Housing Needs Allocation requirements, as established in the City's Housing Element).

Residential Growth Management Allocation Summary				
Area	Years with 750 RGAs available	Years with 600 RGAs available	Percentage spread of RGAs established in the GMO Guidelines	Min/Max Number of RGAs available
Currently vested projects			Highly variable due to dates of prior vesting	Limited number of projects in this category
Primary Growth Area	100	80	13%	
Existing DA projects			Nine units/small percentage	Limited number of projects in this category
Ellis	194	155	26%	155/750*

Tracy Hills	406	325	54%	325/750*
"Other Projects"	50	40	7%	40/750*
*Note: Any area identified above could be 100% depending on whether other areas are building or not. If previously vested projects move forward, then Tracy Hills/Ellis/and "Other Projects" percentages would go down by an amount to accommodate those projects.				

Is there a waiting list for RGAs?

Currently, there is a waiting list for RGAs. And, as you can see from the spreadsheet (Attachment D), there often is a waiting list. However, in several of the past 30 years there have been years with a greater number of RGAs available than the demand.

Is Infill incentivized?

Not really. The GMO Guidelines establish that the City's "Primary Growth Areas" are eligible to receive 100 or 80 RGAs (depending on whether there are 750 or 600 available in a year) in years when Tracy Hills, Ellis, and "Other Projects" areas are developing. That priority area is defined geographically as an area that includes Infill as well as other greenfield areas.

Is there a value that can be assigned to RGAs?

There is really no comparable market to the City's GMO that can easily be analyzed to make such a valuation straightforward. Because the Tracy Hills project would vest and build as a City priority, the value placed on the rights to build as established with project approvals could be compared to the proposed public benefit that is being negotiated in the development agreement, which is described more fully below.

Parks Maintenance

City Council question related to Parks Maintenance: What are the maintenance costs for the Community Park (land dedication)?

The Tracy Hills project anticipates implementing the City's Parks Master Plan by including a minimum 30-acre Community Park on the south side of I-580 in the Tracy Hills project. Costs to operate and maintain a Community Park are incurred by the City whether the park is located within Tracy Hills or elsewhere. No additional taxes or fees beyond the current property and sales taxes are proposed to offset these costs (these costs are not within the proposed CFD). These costs cannot be identified at this time as the design, construction, and use of the park has not yet been determined. However, cost estimates established for the neighborhood parks in Phase 1 (\$9,900/acre) should

be sufficient to care for community park maintenance (assuming escalation factors are included at time of construction).

Public Services Funding

City Council question related to Community Facilities District: Provide analytical data supporting CFD amount.

The analysis of increased cost and increased revenue impacts on the City of Tracy related to future growth, including Tracy Hills, results in a fiscal deficit to the City of Tracy. A Services Community Facilities District (CFD) is required to be in place to mitigate the additional costs for Fire, Police, and Public Works services. The City contracted with Goodwin Consultant Group to identify assessments needed per residential unit to alleviate the increased service burden to the City. Attached is the detailed analysis to substantiate the cost impact to the City and the \$325 per unit proposed assessment (Attachment F).

Development Agreement

City Council question related to the proposed Development Agreement: Can more detail be provided on vesting and public benefit?

“Vesting rights” refers to the rights property owners have to develop their property. Vesting rights are secured in a number of ways, including via a development agreement or a vesting tentative subdivision map. Vesting rights are important to developers as a means of securing the rules they are required to adhere to in order to develop. The development community typically finds development agreements attractive, especially when they are required to front load their projects with expensive infrastructure, as is the case with Tracy Hills.

In Tracy, vesting rights for a residential project is additionally important because of the growth limitations established in the Growth Management Ordinance and Guidelines. Currently, the GMO establishes Tracy Hills as one of the main priority projects (as discussed above), and the developer wants to secure rights to build under the existing priority system. The GMO Guidelines are updated as needed by the City Council to meet community objectives, with the last comprehensive update occurring in 2012. Vesting to the current priority system is an expression that the City wants to further establish this priority system. In exchange, the development agreement contains the following main provisions related to public benefit, which could also be viewed as the value for retaining Tracy Hills within the GMO Guidelines priority system via vesting:

- 1) \$5 million dollars payable to the City in two payments over time for use at the City Council's discretion;

- 2) 30 acres of land for a Community Park to be located within Tracy Hills on the south side of the project abutting future open space areas within the developable areas of the project. By receiving the land for free, the budget for park improvements (or for the purchase of additional community park land) increases by the land cost amount (component of the parks fee). Because the land has no cost, the improvement budget goes up by \$3,000,000 (an approximate 25% increase) as a result of this development agreement provision. Additionally, the Community Park land dedication and park development process is required to begin at the 2,900th dwelling unit. If the City did not have this DA provision, it would take up to 10,000 dwelling units of development to amass the fees necessary to purchase and build the park. Under this DA provision, the public gets the park on an accelerated schedule.
- 3) Fronting of \$5.5 million for the purposes of constructing a fire station that is required to be operational early-on in the first phase. The fees paid would be tracked by the City and credited back to the developer as individual building permits are sought.
- 4) Construction of Corral Hollow Road widening from the "spine" road of Phase 1 to Linne Road ahead of when required as identified by the traffic study. Under this DA provision, the full road widening, including sidewalks would be accelerated to the 1,800th dwelling unit occupancy instead of the original trigger identified in the EIR of 2,588th AM peak hour trips (roughly equivalent to 2,500 homes).
- 5) \$1.5 million in improvements to the open space area within Tracy Hills south of the freeway. The open space will have to undergo separate City approvals, and these funds are not creditable to a fee program. The open space will be open to the public, yet maintained by the HOA.
- 6) Fronting of \$2 million for the design of the next phase of the Wastewater Treatment Plant expansion, thereby enabling a "shovel ready" capital improvement project for bid.

ATTACHMENTS

- Attachment A – Tracy Hills Specific Plan Revised Water Supply Assessment
- Attachment B – Wastewater Treatment Facilities
- Attachment C – Tracy Hills Sewer Comparison
- Attachment D – RGA Allocation Totals by Year and Annual Average
- Attachment E – General Plan Policy related to Residential Growth Management and Growth Management Ordinance Guidelines
- Attachment F – Tracy Citywide FIA Tables

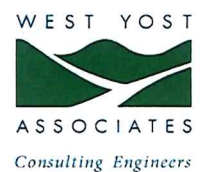


CITY OF TRACY
TRACY HILLS SPECIFIC PLAN
REVISED
WATER SUPPLY ASSESSMENT
FINAL REPORT

Prepared for

City of Tracy

October 2015



404-02-13-99

WEST YOST ASSOCIATES
consulting engineers



2.3.2 Water Demand Calculations

Based on the water use factors described above, the projected water demand at buildout of the Proposed Project is shown on Table 3. As shown, assuming unaccounted for water of 7.5 percent of the total water production needed to serve the Proposed Project⁵, the total water demand for the Proposed Project at buildout is projected to be approximately 5,700 acre-feet per year (af/yr). Of this total water demand, the potable water demand at buildout is projected to be approximately 3,730 af/yr and the recycled water demand at buildout is projected to be approximately 1,970 af/yr.

⁵ Unaccounted for water of 7.5 percent is added to the projected water demand by dividing the projected water demand by 0.925, as the unaccounted for factor is based on 7.5 percent of the total required production (water supply).

Table 3. Tracy Hills Water Demand at Buildout

Land Use Designation	Adjusted Gross Acres ^(a)	Dwelling Units	Unit Water Demand Factor			Total Annual Demand	Potential Potable Water Demand	Potential Recycled Water Demand
			Units	gpd/du	Units			
	ac	dus	Units	gpd/du	af/yr	af/yr	af/yr	
Residential Estates	95.6	122	429	gpd/du	59	59	-	
Low Density Residential	973.3	3,238	429	gpd/du	1,556	1,556	-	
Medium Density Residential	314.6	2,014	310	gpd/du	699	699	-	
High Density Residential	9.2	125	220	gpd/du	31	31	-	
Light Industrial	353.1	-	1,338	gpd/ac	529	529	-	
General Highway Commercial	102.4	-	1,784	gpd/ac	205	205	-	
Mixed Use Business Park	209.6	-	1,338	gpd/ac	314	314	-	
Neighborhood Parks	42.2	-	3,568	gpd/ac	169	-	169	
Schools	34.0	-	1,338	gpd/ac	51	51	-	
Golf Course	185.0	-	3,568	gpd/du	739	-	739	
Landscape (excluding parks) ^(b)	228.3	-	3,568	gpd/ac	912	-	912	
Conservation Easements	119.8	-	-	-	-	-	-	
Interstate-580 Right-of-Way	137.5	-	-	-	-	-	-	
California Aqueduct Right-of-Way	143.1	-	-	-	-	-	-	
Union Pacific Railroad	12.2	-	-	-	-	-	-	
SUBTOTALS	2,732	5,499			5,264	3,444	1,820	
TOTALS (WITH 7.5% UAFW)					5,691	3,723	1,968	
TOTALS (rounded)					5,700	3,730	1,970	

^(a) For purposes of estimating water demands for the Proposed Project, Approximate Gross Acres shown in Table 1 for Residential, Commercial and Industrial land uses have been adjusted to separate out acres for parks, schools and landscaping.

^(b) Landscape acres are utilized for calculating irrigation water demands and are a subset of the other land use designation acres, and are therefore not included in the total acres. Landscaped areas calculated based on 7 percent of gross acreage designated as Residential Estate and Low Density Residential, 15 percent of gross acreage designated for other uses (except Open Space and Golf Course), 33 percent of gross acreage designated for Open Space, and 100 percent of the Golf Course.



to apartments and condominiums. Non-residential land uses include light industrial, office, commercial, business park, schools, neighborhood parks, a golf course and open space. The Proposed Project is proposed to develop in several phases starting in 2016.

Potable and Recycled Water Demands and Supply Availability

Projected water demands for buildout of the Proposed Project total approximately 5,700 acre-feet per year (af/yr), of which about approximately 3,730 af/yr is potable water demand and approximately 1,970 af/yr is recycled water demand for landscape irrigation.

It is anticipated that the Proposed Project, if approved by the City, would be served from City's existing and future portfolio of water supplies, within the restrictions described in this WSA based on irrigation district boundaries and place of use limitations. The inclusion of existing and planned future supplies is specifically allowed by the Water Code:

Water Code section 10631(b): Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

Potable water supplies for the Proposed Project will include:

- Approximately 2,430 af/yr of surface water supplies from the Byron Bethany Irrigation District (BBID)
 - To serve portions of the Proposed Project located inside the BBID Raw Water Service Area 2 and inside the CVP CPOU (includes Phases 1a, 1b, portion of Phase 2 and Phase 3 north of the CVP CPOU boundary, Phase 4 and portion of Phase 5 south of Western Pacific Railroad and west of Lammers Road) (see Figure 2)
 - These supplies are based on pre-1914 water rights and are firm and well-established
 - These supplies can be used within the portion of the BBID Raw Water Service Area 2 which is also within the Central Valley Project (CVP) Consolidated Place of Use (CPOU)
 - An agreement between the City and BBID for use of these supplies was approved in August 2013
 - A long-term exchange contract between the United States Bureau of Reclamation (USBR) and BBID providing for the exchange of water was executed in April 2014 and allows for the conveyance of these BBID supplies to the City using the Delta-Mendota Canal (DMC)
- Approximately 630 af/yr of surface water supplies from BBID's CVP supplies
 - To serve portions of the Proposed Project located outside the BBID Raw Water Service Area 2 and inside the BBID CVP Service Area (includes portion of Phase 5 north of the California Aqueduct, not including the portion west of Lammers Road) (see Figure 2)



- Approximately 1,315 af/yr available in conjunction with annexation of 387 acres of agricultural land within the Proposed Project area
- These supplies have agricultural reliability and are subject to significantly reduced deliveries in dry years
- These supplies can be used within the BBID CVP service area (formerly held by the Plain View Water District, PVWD)
- An agreement between the City and BBID for use of these CVP supplies has not yet been negotiated, but will be required to secure the needed supplies to meet the projected demands of the Proposed Project
- These supplies will need to be supplemented with additional dry-year supplies (approximately 500 af/yr) to be acquired through additional storage capacity (approximately 1,500 af) in the Semitropic Water Storage District Groundwater Storage Bank to assure adequate supplies for the Proposed Project in dry years
- An agreement between the City and Semitropic for additional storage has not yet been negotiated, but will be required to secure the needed supplies meet the projected demands of the Proposed Project in dry years
- Approximately 670 af/yr of local groundwater supplies
 - To serve portions of the Proposed Project located outside the BBID Raw Water Service Area 2 and outside the BBID CVP Service Area (includes portion of Phase 5 south of the California Aqueduct and portion of Phase 5 north of Western Pacific Railroad and west of Lammers Road) (see Figure 2)

Approximately 1,970 af/yr of recycled water supplies will be used to meet the landscape irrigation demands at buildout of the Proposed Project. Because recycled water infrastructure may not be initially available to deliver recycled water to meet the landscape irrigation demands associated with the initial phases of the Proposed Project, potable water supplies, if available, may be used in the interim period before recycled water becomes available (see Section 2.4 for further discussion).

Proponents of the Proposed Project will provide their proportionate share of required funding to the City and BBID for the acquisition, treatment and delivery of treated potable and recycled water supplies to the Proposed Project area.

Pursuant to Water Code section 10910(c)(4), and based on the technical analyses described in this Water Supply Assessment, this Water Supply Assessment demonstrates that the City's existing and additional planned future water supplies are sufficient to meet the City's existing and projected future water demands, including those future water demands associated with the Proposed Project, to the year 2035 under all hydrologic conditions (including Normal Years, Single Dry Years, and Multiple Dry Years).

subsequent expansion phases or at such time that either more restrictive discharge requirements mandate a change in treatment process or when the useful life of the existing process train has ended. During the period when two treatment trains are present (existing activated sludge and membranes), the effluent from each would be comingled prior to discharge; MBR effluent, which would be of better quality, could preferentially be diverted to either reuse or direct discharge, depending on the more stringent requirements for either use that are then in existence.

The existing digester complex would be expanded to provide additional stabilization volume to maintain current solids disposal practices. Because the regulatory and public perception regarding land application of biosolids is anticipated to result in changes for obtaining a Class A biosolids product, it is recommended that the City investigate other processes. For example, temperature-phased anaerobic digestion is a viable option for obtaining Class A biosolids.

The increased solids produced by future flows will require an increase in drying bed area for dewatering stabilized biosolids. To minimize the additional land required for dewatering, it is recommended that the City evaluate mechanical dewatering to augment the drying beds. This would also provide operational flexibility, as digested solids could be thickened to approximately 16 percent total solids and then applied to the drying beds to achieve an optimum dried product. During the winter months when rain is more prevalent, the mechanical dewatering system could be used with additional polymer to achieve a dewatered product above 20 percent total solids.

4.5.3 One-plant Versus Two-plant Option

An alternatives analysis was performed to evaluate the one-plant and two-plant options from an economic perspective. Capital and operational cost estimates were prepared from conceptual-level designs of the two options, which include cost estimates for wastewater treatment, wastewater conveyance systems, pump stations, and reclaimed water distribution systems. Infrastructure requirements that are identical for both options were not explored in details because this analysis focuses on the differentiators of the two options. For example, the wastewater collection system within Tracy Hills will be relatively similar if there is one plant or two plants; however, there will be additional wastewater conveyance costs associated with the one-plant option as the system will need to convey a greater flow from the southern portion of the Future Service Area, which translates to larger pipe and larger pumping systems. One advantage of the one-plant option that was addressed in the analysis was that the one-plant option did not require any expansion of the new outfall and diffuser that is currently planned. Because the proposed outfall and diffuser can serve either option, the larger flow rates for the one-plant option can be accommodated at no additional cost.

The basic reclaimed water distribution system is retained for both options, but the one-plant option will require additional piping and pumping to transfer recycled water from the Holly Drive plant location to the Tracy Hills community. Energy costs associated with these additional pumping needs are captured and included in the one-plant option. Comparative cost estimates for the one-plant and two-plant options are shown in Table 4-3.

TABLE 4-3
Comparative Cost Estimates for One-plant and Two-plant Option

Capital and Present-worth Cost Estimates	Two-plant Option (\$)	One-plant Option (\$)
Expansion of Main Plant to 19.1 mgd	239,700,000	--
Expansion of Main Plant to 21.1 mgd	--	278,700,000
Construction of 2.0-mgd WRF	57,000,000	--
Additional Wastewater Conveyance Requirements for One-plant Option	--	5,900,000
Additional Recycled Water Piping Requirements for One-plant Option	--	1,400,000
Additional Recycled Water Pump Station Requirements for One-plant Option	--	700,000
Present Worth of Incremental Recycled Water Pumping	--	1,800,000
Present Worth of Incremental WWTP Operations	18,400,000	---
Total Present Worth	315,100,000	288,500,000

The conceptual analysis summarized in Table 4-3 indicates that the cost of the two-plant option is slightly higher than the cost of the one-plant option. Further, the existing plant can be readily expanded in relatively small increments (with costs spread among a larger user group), but the Tracy Hills WRF would require a major capital infusion for the initial phase of construction (with costs spread among a smaller user group initially). It is, therefore, recommended that the City move forward with a one-plant option that would convey all wastewater generated within the SOI to the Holly Drive facility. It has been our experience that the O&M costs associated with operating two wastewater treatment plants is greater than the O&M costs required for one plant. Although this analysis did not investigate non-monetary factors, it can be assumed that additional traffic requirements for deliveries, odor potential at a second site, and overall management requirements would increase for multiple plants.

4.6 Implementation

Expanding the WWTP located at Holly Drive for the one-plant option would require a phased approach. A detailed investigation of the timing of the proposed development projects anticipated within the Future Service Areas is necessary to better understand the future demand wastewater treatment facilities. Modifying the existing WWTP to an MBR facility as recommended herein may best be accomplished by implementing a combined secondary treatment system consisting of conventional activated sludge and filtered system and an MBR process that would operate in parallel for a period of time, as discussed previously in this section.

Tracy Hills
Sewer Comparison
1/22/2016

Current Cost of 1999 Approvals

ENR Index February 1999	5992
ENR Index October 2015	10037
Increase	59.70%

	1998 Estimate (1)	2016 Cost
Interim Wastewater Reclamation Facility	1667	2662
Wastewater Collection	655	1046
Permanent Wastewater Treatment Facility	3033	4844
Total	5355	8552

- (1) Per LDR unit as per Nolte Estimates dated February 1999
(2) The 1999 fees include on site sewer collection costs


Cost of 2016 Approvals

Sewer Treatment Fee (2)	6727
West Conveyance Fee (2)	1610
On-site Sewer Collection (3)	932
Total (2)	9269


- (2) Per LDR unit as per adopted Sewer Fees
(3) Per LDR units as per costs estimates done by RJA


RGA Allocation Totals By Year And Annual Average


	Requested	Approved	Secured	
1987	2,733.00	1,245.00	1,199.00	
1988	2,177.00	1,480.00	1,204.00	
1989	2,013.00	1,248.00	1,196.00	
1990	2,181.00	1,216.00	861.00	
1991	1,226.00	1,208.00	466.00	
1992	844.00	844.00	360.00	
1993	971.00	970.80	321.08	
1994	1,499.00	650.12	156.00	
1995	1,588.00	923.05	257.00	
1996	1,078.00	928.00	282.00	
1997	1,609.00	1,142.20	1,092.20	
1998	3,666.00	1,653.72	1,449.60	
1999	4,780.96	1,529.48	1,449.48	
2000	4,892.74	1,297.74	1,282.74	
2001	2,603.00	1,302.00	1,302.00	
2002	1,305.69	1,305.69	1,305.69	
2003	1,436.30	1,274.30	1,274.30	
2004	300.36	151.40	151.40	
2005	327.00	107.00	107.00	*Plus 60 Affordable
2006	174.00	109.00	109.00	*Plus 14 Affordable
2007	140.00	66.00	66.00	
2008	0.00	0.00	0.00	
2009	125.00	0.00	0.00	Invalid-Ellis DA
2010	125.00	0.00	0.00	Invalid-Ellis DA
2011	125.00	0.00	0.00	Invalid-Ellis DA
2012	0.00	0.00	0.00	
2013	308.00	308.00	36.00	133 expired
2014	661.00	661.00	292.00	369 expired
2015	910.00	700.00	271.00	429 expired
2016	801.00	530.00		
Totals	40,600.05	22,850.50	63,450.55	
Average	1,353.34	761.68	568.64	


Objective LU-1.3 Ensure that public facilities such as schools, parks and other community facilities are accessible and distributed evenly and efficiently throughout the City. 

Policies




- P1. Schools and parks should be located and designed to serve as focal points of neighborhood and community life and should be distributed in response to user populations.
- P2. Schools and parks should be accessible by automobile and bicycle and within walking distance from residential areas. 
- P3. Schools and parks should have full frontage on at least two streets.
- P4. Where possible, schools should locate and be planned together with other public facilities, such as parks and community centers, to increase the availability and decrease the costs of public facilities.
- P5. Projects that provide lands for private open spaces, parks, community service facilities, such as places of worship and daycare facilities, and public facilities shall be allowed to transfer density to other portions of the site.

Objective LU-1.4 Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure. 

projects or areas based on location, mix of housing types, use of “green” building features and practices, and other factors. 


Objective LU-1.5 Encourage development near transit stations including the multi-modal station in Downtown, and the Altamont Commuter Express (ACE) station or stations. 

Policies

- P1. Development with a vertical mix of uses, such as residential or office above retail is encouraged within ¼ mile of existing and proposed transit stations. 
- P2. The Bowtie shall include high density residential development in close proximity to the multi-modal station. 
- P3. A new, mixed-use, high-density Village Center should be developed in Urban Reserves 10 and 11 along the Union Pacific Railroad. 

Transit-Oriented Development (TOD) consists of moderate- to higher-density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment and shopping opportunities designed for pedestrians without excluding the automobile.

Goal LU-2 Expanded economic opportunities in Tracy.

Objective LU-2.1 Balance residential development with jobs, retail growth and the ability to provide services. 

Policy

- P1. The City’s priorities for future growth, in order of priority, are: job-generating development to match the

RESOLUTION 2012-214

ADOPTING REVISED GROWTH MANAGEMENT ORDINANCE GUIDELINES
AND NOTICE OF INTENT TO PERIODICALLY REVISE THE GUIDELINES

WHEREAS, On June 16, 1987, the City Council adopted by ordinance a Residential Growth Management Plan, (commonly referred to as the Growth Management Ordinance "GMO"), which has been amended from time to time and which is codified in Tracy Municipal Code Chapter 10.12; and

WHEREAS, On February 20, 2001, the City Council adopted Resolution 2001-067, GMO Guidelines to aid in the implementation of the Growth Management Ordinance; and

WHEREAS, Measure A, which became effective December 22, 2000, caused a change in the growth rate and patterns of the City, thus creating a need to review and update the GMO and GMO Guidelines to most effectively implement the intentions of the Residential Growth Management Plan; and

WHEREAS, On April 5, 2005, the City Council adopted Resolution 2005-092 which amended the GMO Guidelines; and

WHEREAS, It is the intent of the City Council to substantially modify the GMO Guidelines from time-to-time to implement the General Plan; and

WHEREAS, On May 19, 2009, the City Council adopted Resolution 2009-084 which amended the Growth Management Ordinance Guidelines; and

WHEREAS, On October 1, 2012, the City Council held a workshop to consider and receive comments on proposed revisions to the GMO Guidelines; and

WHEREAS, On October 16, 2012, the City Council held a regular meeting to consider Revisions to the Growth Management Ordinance Guidelines; and

WHEREAS, The revised GMO Guidelines, which implement the requirements of the GMO, are set forth below;

NOW, THEREFORE, BE IT RESOLVED, by the Tracy City Council as follows:

SECTION 1. Resolution 2009-084 is hereby repealed.

SECTION 2. In accordance with the Growth Management Ordinance ("GMO"), Tracy Municipal Code Chapter 10.12, specifically section 10.12.050, the Tracy City Council hereby adopts the "Growth Management Ordinance Guidelines," as set forth below.

Growth Management Ordinance ("GMO") Guidelines

A. Overview: Purpose of Guidelines.

The Guidelines are intended to contemporize the City's residential growth management program by addressing the following components:

- Residential Growth Allotment and Building Permit activities including tracking and forecasting of all RGAs and Building Permits
- RGA Exemptions
- RGA Issuance including application requirements, deadlines, expirations
- System for Allocation of RGAs/Building Permits

B. Annual Report on Residential Building Activity and Projections/Forecast.

An Annual Report, and a preliminary, and final RGA allocation, shall be prepared by staff and presented to the Growth Management Board ("GMB"). This Annual Report shall serve as the official tracking system for the GMO and shall include historic information as well as update the annual average/maximums of the GMO. In addition, the Annual Report shall serve as the official forecast for the purposes of planning the next calendar year's RGA allocation by identifying various residential projects in process.

C. Applications. All applications for RGAs shall meet all requirements of the GMO, and these Guidelines.

1. Applicability: Application Contents. Every project is subject to these Guidelines unless specifically exempted by the GMO. Each application shall identify, at a minimum, (1) the project which is the subject of the application; (2) the applicant; (3) all property owners; (4) the purpose of the application; (5) each development project which is the subject of the application; (6) the total number of dwelling units included in the project which is the subject of the application for which: (i) the City has previously allocated RGAs, (ii) the applicant has received building permits, (iii) the applicant has received certificates of occupancy or approved final building inspection, (iv) the applicant's RGA has expired; and (7) compliance with all requirements of the GMO and the GMO Guidelines relevant to the application.

2. Application and Eligibility Requirements.

(a) In order to apply for an RGA a project must demonstrate *all of the following components*:

- (i) be within the City limits,
- (ii) be identified in the City's General Plan ("GP") as an area for residential growth consistent with all GP growth policies set forth in Object LU 1.4,
- (iii) be within an approved specific plan/PUD, or within a zoning district that permits residential uses,
- (iv) be subject to an approved Finance and Implementation Plan (FIP) based on approved infrastructure master plans,

- (v) have an approved Tentative Subdivision Map, Vesting Tentative Subdivision Map, or if no map is required, Development Review approval in accordance with Tracy Municipal Code ("TMC") Section 10.08.3920 et seq., or a Final Development Plan in accordance with Tracy Municipal Code ("TMC") Section 10.08.1760, et seq.

- 3. Application due dates. The term "application date" shall mean the deadline for filing any complete application pursuant to the GMO (including applications for RGAs, exceptions, and residential building permits). Unless otherwise established in these Guidelines, the application for RGAs, other than Affordable Housing Project RGAs, shall be the first Thursday in September each year for RGAs to be used to obtain building permits in the following calendar year. See Section D below for Timeframes for Allocations.
- 4. Application dates for Affordable Housing Project exception applications. In accordance with the GMO, the application date for filing Affordable Housing Project exception applications shall be at any time during normal City working hours. (Also see GMO section 10.12.100(d)).
- 5. Affordable Housing Project exceptions. The GMB shall determine, and allocate, the number of RGAs which are subject to the Affordable Housing Project exception set forth in the GMO. The allocation of RGAs for Affordable Housing Project exceptions may occur at any time, regardless of the allocation cycles established in the GMO. These applications will be processed as they are received, and RGAs shall be allocated to the qualifying applicants in accordance with the GMO. Affordable housing exceptions count against the GMO average/maximum for affordable housing but not against GMO average of 600 for market rate. Affordable housing exceptions do count against the GMO maximum of 750 per calendar year.

D. Timeframes for RGA allocations; expirations.

- 1. Allocations timeframes. The following timeframes shall apply to the allocations of RGAs:

1 st Thursday in September:	Application date per C 3 above
October-November:	GMB Public hearing to allocate RGAs
December:	Appeals (if any) to City Council
October-March:	Staff verification of submitted or approved project Final Map
No later than March 31:	GMB verifies number of RGAs allocated against number of lots on submitted or approved Final Map

- 2. Calendar years 2013 and 2014. The application date for an RGA application in calendar years 2013 and 2014 shall be at any point during this period. The GMB shall meet as needed in response to complete RGA applications in calendar years 2013 and 2014 to allocate RGAs. However, the application date for an RGA application for RGAs described in subsection F 6 shall be no earlier than April 1st of each of those years.

3. Expirations.

(a) RGAs shall be valid only for the calendar year for which they are allocated, and shall expire concurrently with issuance of the building permit, or pursuant to this subsection.

(b) No later than March 31st the GMB shall verify that a Final Map and improvement plans have been submitted and/or approved for the number of lots for which RGAs were awarded. Any RGAs for the number of lots that do not have submitted or approved Final Maps or improvement plans as of March 31st shall automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria in Section F.

(c) RGAs must be used to obtain a building permit no later than September 30th of the year following the allocation in accordance with GMB action. For RGAs allocated in years 2013 and 2014, the RGA must be used by September 30th in the year for which it was allocated. In the event an RGA has not been used to obtain a building permit by September 30th, then such RGAs automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria set forth in Section F. The GMB shall meet as needed to address such RGA allocations.

E. Evaluation of RGA Applications and Final RGA Allocations.

1. In order to obtain an RGA allocation, the applicant shall provide documentation to the satisfaction of the Board, that the public facilities and services required to serve the development project are available to the project, including each of the elements set forth below. A project with an approved Vesting Tentative Subdivision Map, Tentative Subdivision Map, Development Review approval, or Finance and Implementation Plan is deemed to have complied with the public facilities obligations of this section. The public facilities and services to be analyzed by the Board for each RGA application shall include, at a minimum: (1) the water system (including supply, storage, treatment, distribution); and (2) the wastewater system (including conveyance and treatment); and (3) the storm drainage system (including permanent facilities and interim ponds prior to construction of the permanent facilities); and (4) the roadway system (including regional streets and interchanges, transit, bikeways, local streets, traffic signals, and other public right-of-way improvements); and (5) the parks system (including mini parks, neighborhood parks, and community parks); and (6) public buildings (including but not limited to buildings for city hall, police, fire, public works maintenance, community meeting facilities, libraries, and aquatics); and (7) police protection services and facilities; and (8) fire protection services and facilities. Any application which does not meet all of the minimum requirements shall not receive any RGA allocations.

2. In accordance with the preparation and process for the Annual Report, as described in Section B above, the GMB shall issue a recommendation of preliminary allocations, hold a public hearing for input on the proposed allocations, and issue final allocations. At the public hearing, the Board shall address written and oral comments regarding the Annual Report and the proposed RGA allocation. The purpose of the Board's consideration of written and oral comments at the public

hearing shall be for applicants to provide information which was not included in the application. The public hearing may be continued by the Board, as necessary, to obtain additional information. After the conclusion of the public hearing, the Board shall provide written notice to each applicant of the Board's final RGA allocations. After the appeal period has expired pursuant to Tracy Municipal Section 10.12.160, and after the City Council has acted on any relevant appeals, the Board shall issue a final determination of RGA allocations. The allocations of the GMB shall be final unless appealed to the City Council in accordance with the GMO. Allocations shall be project-specific.

F. RGA allocation criteria, order of priority for allocations of RGAs; proportionate allocation of previously unallocated RGAs.

The GMB shall evaluate RGA applications, and allocate RGAs, in accordance with these criteria. A project may not receive more RGAs than on its approved Tentative Subdivision Map or Development Review Approval, or Final Development Plan. In any year, the GMB shall not allocate more RGAs than the anticipated number of available building permits for that same year. RGAs shall be issued on a first come first serve basis based when the City receives a complete application and in accordance with the following order of priority:

1. Vested Projects: RGA applications from projects vested under a previous GMO Guidelines shall be process in accordance with such guidelines.
2. Primary Growth Areas. Primary Growth Areas are defined in Exhibit "A", attached hereto and incorporated herein by this reference. Subject to the requirements of the GMO and these Guidelines, including criteria in subsection F 8 below, Primary Area projects shall be entitled to receive, at the beginning of each allocation cycle:
 - (a) In years where 750 RGAs may be allocated, the Primary Growth Areas shall be entitled to receive 100 RGAs;
 - (b) In years where 600 RGAs may be allocated, the Primary Growth Areas shall be entitled to receive 80 RGAs
3. Development Agreements. Notwithstanding subsection 4 below, Development Agreement projects may receive allocations as specifically set forth in the applicable development agreement subject to the provisions in these Guidelines. In any conflict between the development agreement and these Guidelines, the development agreement provisions shall control.
4. Tracy Hills and Ellis Specific Plan Projects. The following specific plan projects, more fully described in the General Plan and subject to the requirements of the GMO and these Guidelines, shall be entitled to receive, at the beginning of each allocation cycle:
 - (a) In years where 750 RGAs may be allocated, Tracy Hills shall be eligible to receive 406 RGAs and Ellis shall be eligible to receive 194 RGAs
 - (b) In years where 600 RGAs may be allocated, Tracy Hills shall be entitled to receive 325 RGAs and Ellis shall be entitled to receive 155 RGAs

- (c) If either Tracy Hills or Ellis receives less than the number of RGAs described above, the difference between the numbers of RGAs allocated and the numbers of RGAs described above shall be reserved. Either Tracy Hills or Ellis may apply for such RGAs no later than the March GMB meeting described in Section D. If Tracy Hills or Ellis do not apply for RGAs prior to the March GMB meeting, the RGAs shall be available in accordance with this Section F.
5. Other Projects. "Other Projects" is defined as initially beginning with the Kagehiro Phase III project (Assessor's Parcel Number 242-040-360) and then commencing with development sites identified in the General Plan Objective LU 1.4 that are not within the Primary Areas as defined in these GMO Guidelines. Subject to the requirements of the GMO and these Guidelines, the Other Projects shall be entitled to receive, at the beginning of each allocation cycle:
 - (a) In years where 750 RGAs may be allocated, Other Projects shall be entitled to receive 50 RGAs per year
 - (b) In years where 600 RGAs may be allocated, Other Projects shall be entitled to receive 40 RGAs per year
6. If the number of RGAs allocated does not meet or exceed the number of RGAs available, the remaining RGAs shall then be made available on a proportionate basis in accordance with the criteria set forth in subsections F 1-5 to the projects identified in subsections F 1-5, for which a complete application has been submitted. Any RGAs then allocated would be in addition to the RGAs identified in subsections 1-5 of this Section F. The GMB can meet as needed to allocate such RGAs.
7. During years when a number of RGAs other than 600 or 750 are available, the RGAs shall be issued in proportionate amounts as established in section F 1-5.
8. Additional Primary Areas Criteria. These Primary Areas criteria will apply to all Primary Areas Projects in competition for RGAs. The following criteria can be used to determine which projects will have priority to receive RGAs in the event that the number of RGAs requested exceeds the number available in any allocation cycle for the Primary Areas numeric parameters established in section F 2 above. Within these categories, projects that meet more of the criteria listed are considered preferred to receive RGAs. Based on the following criteria, staff will make a recommendation to the Board as to which proposed projects have best achieved the criteria.
 - (a) Housing Type, in order of importance
 - (i) High Density—12.1 dwelling units per gross acre or more
 - (ii) Medium Density—5.9-12 dwelling units per gross acre
 - (iii) Low Density—5.8 dwelling units per gross acre or less
 - (iv) Projects with an affordable component, including moderate and low to very low income categories (RGAs for the affordable component come from the "Affordable Housing Exception" category in the GMO)
 - (v) Innovative housing types—Mixing products in a single project, cluster housing, mixed-use developments
 - (b) Geographic Area, in order of importance
 - (i) In a Village Center, as established in the General Plan

- (ii) Connects incomplete infrastructure (streets, water, sewer, etc.)
- (iii) Projects that combine several smaller parcels
- (iv) Fit and compatibility with the surrounding area
- (c) Project Size and Proximity to Existing Development, in order of importance
 - (i) Small infill (less than 5 acres surrounded by development on 3 sides)
 - (ii) Large infill (over 5 acres surrounded by development on 3 sides)
 - (iii) Project in progress that needs additional RGAs to complete construction
- (d) Project Design
 - (i) High level of connectivity, vehicular and pedestrian, both internally and externally to the project
 - (ii) Amenities—public or private, parks, schools, etc.
 - (iii) Architecture—compatible with, enhances, and/or improves neighborhood
 - (iv) Energy efficient design, using recycled or green/sustainable materials
 - (v) Walkability and high intersection density
 - (vi) Building type and building frontage type variation
- G. Processing Fees. The fees for processing all applications pursuant to the GMO shall be as set forth in a separate Resolution of the City Council.
- H. 1994 GMO Guidelines for Pre-Measure A Projects. The Board shall award RGAs to any applications for Pre-Measure A Vested Projects in accordance with the provisions of the 1994 GMO.
- I. Building Permit Issuance. The City shall evaluate applications for residential building permits (and, for each approved application, issue the building permit) in the order in which the City receives them. The City shall not issue any building permits in excess of the limitations set forth in the GMO, except the limit Measure A and the GMO impose on the average number of building permits issued each year does not, by its terms, apply to affordable housing projects.

SECTION 3. Pursuant to Section 15183 of the California Environmental Quality Act this amendment to the GMO Guidelines is exempt because there will be no significant on or off-site impacts as a result of the amended GMO Guidelines (CEQA Guidelines, 14 Cal. Code of Regs. §15061(b)(3).) All development projects are required to comply with CEQA as a part of their project approvals, and all of the potential environmental impacts are studied and mitigated through the development process, not through the administration of the GMO. These GMO Guidelines simply provide procedures related to future land use applications, which must first undergo CEQA review.

Furthermore, in accordance with CEQA Guidelines Section 15162, no further environmental assessment of the GMO Guidelines is required. An analysis of the project shows that no substantial changes are proposed that would require major changes to any existing environmental documentation, including the General Plan EIR SCH #2008092006, or cause any increase in severity of previously identified significant effects or any new significant effects. Also, no new information of substantial importance shows that there will be additional significant effects not discussed in the previous environmental documentation of the General Plan EIR, or that any previously identified significant effects will be substantially more severe, or that any potential mitigation measures are now considered feasible that weren't previously, nor are any new mitigation measures identified but not implemented. The GMO Guidelines add no new

development areas, remove no new development areas, or modify any development areas. The GMO Guidelines provide procedures for future land use applications.

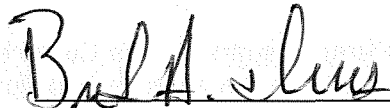
SECTION 4. In the event any provision of the Guidelines is held invalid by a court of competent jurisdiction, the Guidelines shall be construed as not containing that provision, and the remainder of the Guidelines shall remain in full force and effect.

SECTION 5. The City Council finds that these GMO Guidelines will not be detrimental to the health safety and welfare of the residents of Tracy because they aid only in the administration (i.e. timing and distribution of RGAs) of the existing regulations within the GMO.

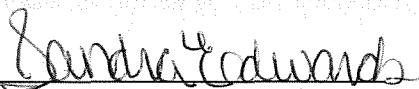
This resolution shall be effective upon adoption.

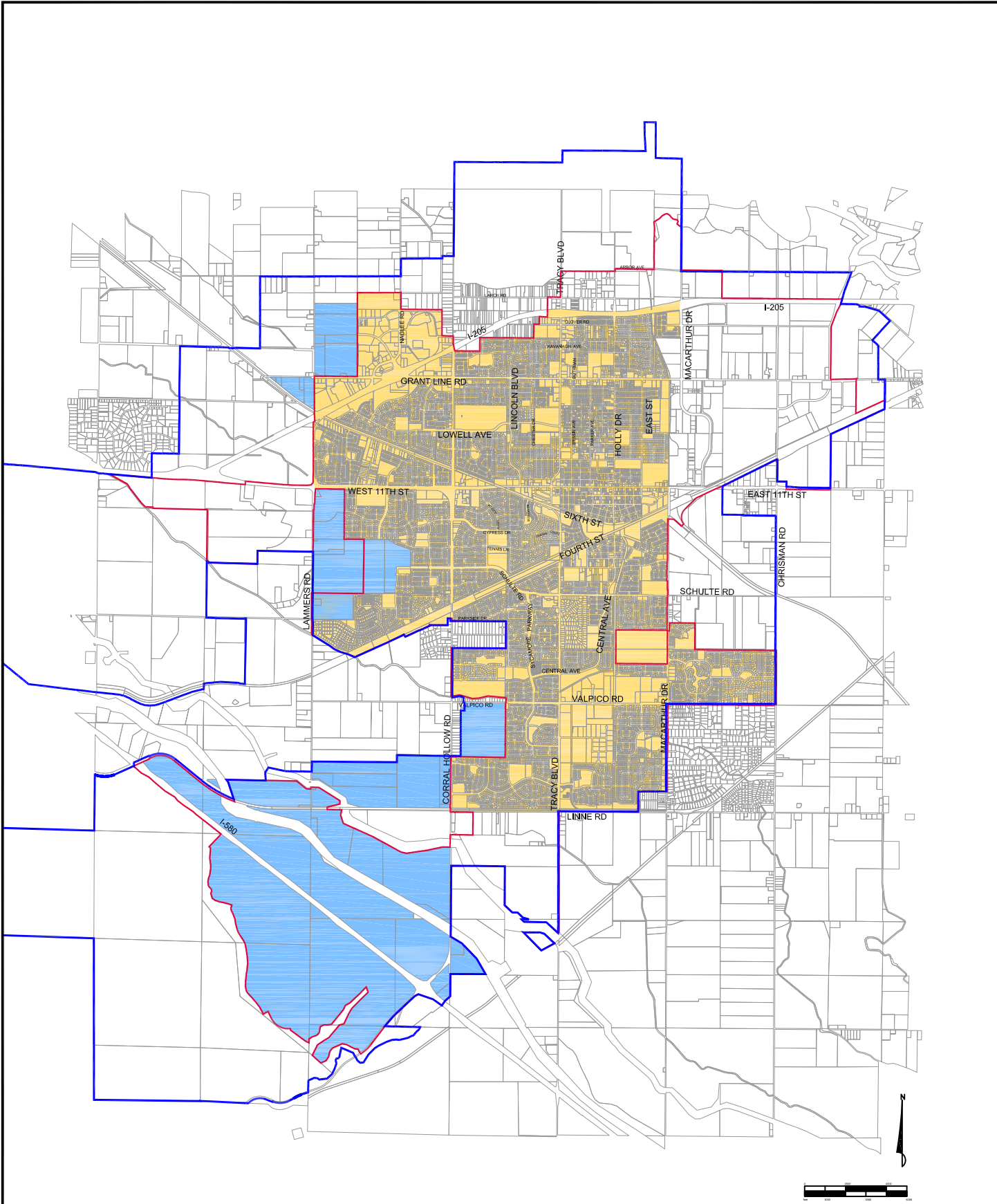
The foregoing Resolution 2012-214 was adopted by the Tracy City Council on the 16th of October 2012, by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK



Residential Growth Areas

- City Limits
- Sphere of Influence
- Primary Residential Growth Areas
- Secondary Residential Growth Areas

Table A-1
City of Tracy
Citywide New Development Fiscal Impact Analysis
General Assumptions

Year of Study	2015
Constant Dollar Analysis (2015 \$)	
<hr/>	
Inflation Assumptions for Property Tax Calculations	
Annual Inflation Rate	3.0%
Annual Property Appreciation Rate	4.0%
Annual Property Tax Escalation Rate (Legislated)	2.0%
<hr/>	
City of Tracy Statistics	
2015 Estimated Residential Population	84,980
2015 Estimated Employee Population	21,272
2015 Persons Served (Residents + 50% of Employees)	95,616

Source: California Department of Finance; Claritas; Goodwin Consulting Group, Inc.

09/22/2015

Table A-2
City of Tracy
Citywide New Development Fiscal Impact Analysis
Land Use Assumptions

Residential Land Uses	Average Living Area	Dwelling Units	Population per Household	Population	Assessed Value per Unit	Annual Turnover Rate
Single Family	2,400	7,057	3.30	23,288	\$470,000	10%
Multi-Family	1,000	1,242	2.20	2,732	\$175,000	5%
Total		8,299		26,020		

Non-Residential Land Uses	Estimated Sq. Ft.	Bldg SF per Job	Jobs	Assessed Value per Sq. Ft.	Annual Turnover Rate	
Retail	160,000	500	320	\$250	5%	
Office	197,000	300	657	\$200	5%	
Industrial	17,525,000	1,500	11,683	\$125	5%	
Total	17,882,000		12,660			
Total Persons Served (Residents + 50% of Employees)				32,350		

Source: City of Tracy; Goodwin Consulting Group, Inc.

09/22/2015

Table A-3
City of Tracy
Citywide New Development Fiscal Impact Analysis
Annual New Development Assumptions by Land Use

<i>Project Year FY Beginning</i>	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029	Total	
<u>Residential Development (Units)</u>																	
Single Family	215	438	429	525	550	480	430	480	580	580	470	470	470	470	470	470	7,057
Multi-Family	532	210	150	150	100	--	100	--	--	--	--	--	--	--	--	--	1,242
Total	747	648	579	675	650	480	530	480	580	580	470	470	470	470	470	470	8,299
<u>Non-Residential Development (Square Feet)</u>																	
Retail	15,000	5,000	5,000	--	35,000	20,000	20,000	--	--	10,000	10,000	10,000	10,000	10,000	10,000	10,000	160,000
Office	--	57,000	10,000	--	--	--	40,000	--	20,000	20,000	10,000	10,000	10,000	10,000	10,000	10,000	197,000
Industrial	2,500,000	2,025,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	17,525,000
Total	2,515,000	2,087,000	1,015,000	1,000,000	1,035,000	1,020,000	1,060,000	1,000,000	1,020,000	1,030,000	1,020,000	1,020,000	1,020,000	1,020,000	1,020,000	1,020,000	17,882,000
Resident Population	1,880	1,907	1,746	2,063	2,035	1,584	1,639	1,584	1,914	1,914	1,551	1,551	1,551	1,551	1,550	1,550	26,020
Employee Population	1,696	1,550	710	667	737	707	840	667	733	753	720	720	720	720	720	720	12,660
Persons Served	2,728	2,682	2,101	2,397	2,404	1,938	2,059	1,918	2,281	2,291	1,911	1,911	1,911	1,911	1,910	1,910	32,350

Source: City of Tracy; Goodwin Consulting Group, Inc.

09/22/2015

Table A-4
City of Tracy
Citywide New Development Fiscal Impact Analysis
Cumulative New Development Assumptions by Land Use

<i>Project Year</i> <i>FY Beginning</i>	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029
<u>Residential Development (Units)</u>															
Single Family	215	653	1,082	1,607	2,157	2,637	3,067	3,547	4,127	4,707	5,177	5,647	6,117	6,587	7,057
Multi-Family	532	742	892	1,042	1,142	1,142	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242
Total	747	1,395	1,974	2,649	3,299	3,779	4,309	4,789	5,369	5,949	6,419	6,889	7,359	7,829	8,299
<u>Non-Residential Development (Square Feet)</u>															
Retail	15,000	20,000	25,000	25,000	60,000	80,000	100,000	100,000	100,000	110,000	120,000	130,000	140,000	150,000	160,000
Office	--	57,000	67,000	67,000	67,000	67,000	107,000	107,000	127,000	147,000	157,000	167,000	177,000	187,000	197,000
Industrial	2,500,000	4,525,000	5,525,000	6,525,000	7,525,000	8,525,000	9,525,000	10,525,000	11,525,000	12,525,000	13,525,000	14,525,000	15,525,000	16,525,000	17,525,000
Total	2,515,000	4,602,000	5,617,000	6,617,000	7,652,000	8,672,000	9,732,000	10,732,000	11,752,000	12,782,000	13,802,000	14,822,000	15,842,000	16,862,000	17,882,000
Resident Population	1,880	3,787	5,533	7,596	9,631	11,215	12,854	14,438	16,352	18,266	19,817	21,368	22,919	24,470	26,020
Employee Population	1,696	3,246	3,956	4,623	5,360	6,067	6,907	7,574	8,307	9,060	9,780	10,500	11,220	11,940	12,660
Persons Served	2,728	5,410	7,511	9,908	12,311	14,249	16,308	18,225	20,506	22,796	24,707	26,618	28,529	30,440	32,350

Source: City of Tracy; Goodwin Consulting Group, Inc.

09/22/2015

Table A-5
City of Tracy
Citywide New Development Fiscal Impact Analysis
Property Tax Allocation Assumptions by Project

	Weighting Factor	Tracy General Fund	Tracy Rural Fire	County General Fund
<u>Tracy Hills</u>				
	<i>Buildout AV</i>			
004-072	\$825 M	0.018470	0.117700	0.223086
004-085	\$1,146 M	0.178866	0.000000	0.195025
004-088	\$1,920 M	0.000000	0.120925	0.248614
Weighted Average		0.056603	0.084621	0.227418
<u>Cordes Ranch</u>				
	<i>Acres</i>			
004-068	1,020	0.038735	0.125588	0.219500
004-095	593	0.040668	0.131762	0.230453
004-091	95	0.039911	0.128805	0.226165
Weighted Average		0.039472	0.128994	0.226015
<u>Ellis</u>				
004-072		0.018470	0.117700	0.223086
<u>I-205 Corridor/North Industrial Area (NEI) /1</u>				
004-004		0.144788	0.004812	0.209063
004-049 /2		0.000000	0.000000	0.000000
004-056		0.129989	0.000000	0.148760
004-061		0.095647	0.121132	0.165684
004-073		0.169031	0.000000	0.184871
004-075		0.151285	0.000000	0.184889
004-076		0.042365	0.109673	0.207860
055-001		0.031968	0.123436	0.181150
122-002		0.019931	0.077345	0.112943
122-004		0.024767	0.096073	0.140348
122-025		0.029512	0.114521	0.167233
Average		0.076298	0.058817	0.154800
<u>Other /1</u>				
	<i>Units</i>			
Average of TRAs within City Limits /3	1,217	0.101510	0.060743	0.198328
Average of TRAs Outside of City Limits	1,390	0.030287	0.110413	0.171625
Weighted Average		0.063535	0.087226	0.184091

/1 See Table B-1 for details on specific projects included in these development areas.

/2 Included in the Redevelopment Agency.

/3 Excludes the TRAs included in the Redevelopment Agency.

Table A-6.1
City of Tracy
Citywide New Development Fiscal Impact Analysis
Assessed Valuation Analysis by Project

Project Year FY Beginning	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029
Tracy Hills															
<i>Residential</i>															
Single Family	--	\$47,456,311	\$95,004,770	\$142,732,873	\$215,145,998	\$312,600,887	\$410,593,071	\$509,268,935	\$659,538,844	\$810,846,279	\$941,226,586	\$1,097,617,678	\$1,255,348,494	\$1,414,605,188	\$1,575,558,386
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	--	\$47,456,311	\$95,004,770	\$142,732,873	\$215,145,998	\$312,600,887	\$410,593,071	\$509,268,935	\$659,538,844	\$810,846,279	\$941,226,586	\$1,097,617,678	\$1,255,348,494	\$1,414,605,188	\$1,575,558,386
<i>Non-Residential</i>															
Retail	--	--	--	--	\$3,897,766	\$3,863,708	\$3,833,577	\$3,807,160	\$3,784,255	\$3,764,673	\$3,729,217	\$3,716,885	\$3,707,309	\$3,700,344	\$3,695,855
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	--	--	--	--	\$3,897,766	\$3,863,708	\$3,833,577	\$3,807,160	\$3,784,255	\$3,764,673	\$3,729,217	\$3,716,885	\$3,707,309	\$3,700,344	\$3,695,855
Total	--	\$47,456,311	\$95,004,770	\$142,732,873	\$219,043,764	\$316,464,594	\$414,426,647	\$513,076,095	\$663,323,099	\$814,610,952	\$944,955,803	\$1,101,334,563	\$1,259,055,803	\$1,418,305,532	\$1,579,254,241
Cordes Ranch															
<i>Residential</i>															
Single Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Non-Residential</i>															
Retail	--	--	--	--	--	--	--	--	--	\$2,727,125	\$5,190,616	\$7,941,580	\$10,699,682	\$13,467,514	\$16,247,555
Office	--	--	--	--	--	--	--	--	\$4,321,444	\$8,647,084	\$10,534,975	\$12,691,395	\$14,859,391	\$17,040,721	\$19,237,071
Industrial	\$312,500,000	\$410,740,291	\$509,393,498	\$608,545,154	\$708,277,272	\$808,668,578	\$909,794,725	\$1,038,477,814	\$1,168,064,590	\$1,298,649,853	\$1,411,114,522	\$1,545,104,947	\$1,680,290,586	\$1,816,757,440	\$1,954,588,599
Subtotal	\$312,500,000	\$410,740,291	\$509,393,498	\$608,545,154	\$708,277,272	\$808,668,578	\$909,794,725	\$1,038,477,814	\$1,172,386,034	\$1,310,024,062	\$1,426,840,113	\$1,565,737,922	\$1,705,849,660	\$1,847,265,674	\$1,990,073,225
Total	\$312,500,000	\$410,740,291	\$509,393,498	\$608,545,154	\$708,277,272	\$808,668,578	\$909,794,725	\$1,038,477,814	\$1,172,386,034	\$1,310,024,062	\$1,426,840,113	\$1,565,737,922	\$1,705,849,660	\$1,847,265,674	\$1,990,073,225
Ellis															
<i>Residential</i>															
Single Family	--	--	--	\$48,382,266	\$121,284,476	\$219,080,408	\$317,280,772	\$416,045,471	\$515,519,937	\$615,836,746	\$649,921,974	\$696,336,352	\$743,590,485	\$791,696,327	\$840,665,986
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	--	--	--	\$48,382,266	\$121,284,476	\$219,080,408	\$317,280,772	\$416,045,471	\$515,519,937	\$615,836,746	\$649,921,974	\$696,336,352	\$743,590,485	\$791,696,327	\$840,665,986
<i>Non-Residential</i>															
Retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	\$48,382,266	\$121,284,476	\$219,080,408	\$317,280,772	\$416,045,471	\$515,519,937	\$615,836,746	\$649,921,974	\$696,336,352	\$743,590,485	\$791,696,327	\$840,665,986

Table A-6.2
City of Tracy
Citywide New Development Fiscal Impact Analysis
Assessed Valuation Analysis by Project Continued

Project Year FY Beginning	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029
I-205 Corridor/North Industrial Area (NEI)															
<i>Residential</i>															
Single Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multi-Family	\$93,100,000	\$111,723,398	\$110,833,877	\$128,067,312	\$145,420,648	\$144,540,515	\$143,787,576	\$143,155,027	\$142,636,474	\$142,225,908	\$141,170,321	\$141,003,398	\$140,925,911	\$140,933,336	\$141,021,423
Subtotal	\$93,100,000	\$111,723,398	\$110,833,877	\$128,067,312	\$145,420,648	\$144,540,515	\$143,787,576	\$143,155,027	\$142,636,474	\$142,225,908	\$141,170,321	\$141,003,398	\$140,925,911	\$140,933,336	\$141,021,423
<i>Non-Residential</i>															
Retail	\$2,500,000	\$3,740,291	\$4,984,327	\$4,946,491	\$10,110,416	\$15,283,869	\$20,471,895	\$20,329,455	\$20,205,838	\$20,100,032	\$19,909,641	\$19,842,661	\$19,790,445	\$19,752,224	\$19,727,274
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	\$151,456,311	\$175,620,699	\$199,962,446	\$224,499,156	\$249,247,786	\$274,224,688	\$272,696,325	\$271,401,313	\$270,327,219	\$268,067,548	\$267,483,551	\$267,082,604	\$266,855,309	\$266,792,836
Subtotal	\$2,500,000	\$155,196,602	\$180,605,026	\$204,908,937	\$234,609,572	\$264,531,655	\$294,696,583	\$293,025,780	\$291,607,151	\$290,427,250	\$287,977,190	\$287,326,212	\$286,873,049	\$286,607,532	\$286,520,110
Total	\$95,600,000	\$266,920,000	\$291,438,903	\$332,976,250	\$380,030,220	\$409,072,170	\$438,484,159	\$436,180,807	\$434,243,625	\$432,653,159	\$429,147,510	\$428,329,610	\$427,798,960	\$427,540,868	\$427,541,533
Other															
<i>Residential</i>															
Single Family	\$101,050,000	\$260,667,476	\$416,468,280	\$571,097,931	\$690,092,312	\$726,382,579	\$738,889,411	\$777,577,577	\$817,276,695	\$857,966,936	\$887,202,443	\$931,180,282	\$975,961,882	\$1,021,555,070	\$1,067,968,142
Multi-Family	--	\$17,669,903	\$44,277,689	\$52,914,589	\$52,509,248	\$52,154,403	\$70,391,803	\$69,967,873	\$69,605,408	\$69,301,121	\$68,696,880	\$68,520,894	\$68,393,122	\$68,311,075	\$68,272,415
Subtotal	\$101,050,000	\$278,337,379	\$460,745,969	\$624,012,519	\$742,601,560	\$778,536,982	\$809,281,214	\$847,545,450	\$886,882,104	\$927,268,057	\$955,899,324	\$999,701,176	\$1,044,355,004	\$1,089,866,145	\$1,136,240,556
<i>Non-Residential</i>															
Retail	\$1,250,000	\$1,239,078	\$1,229,415	\$1,220,943	\$1,213,597	\$1,207,318	\$1,202,047	\$1,197,731	\$1,194,320	\$1,191,766	\$1,183,686	\$1,183,093	\$1,183,209	\$1,184,000	\$1,185,433
Office	--	\$11,510,680	\$13,449,124	\$13,342,327	\$13,248,552	\$13,167,091	\$21,574,759	\$21,441,901	\$21,328,028	\$21,232,121	\$21,044,685	\$20,988,333	\$20,946,871	\$20,919,531	\$20,905,588
Industrial	--	\$3,155,340	\$3,127,769	\$3,103,377	\$3,081,992	\$3,063,450	\$3,047,598	\$3,034,293	\$3,023,398	\$3,014,788	\$2,992,492	\$2,989,038	\$2,987,475	\$2,987,709	\$2,989,648
Subtotal	\$1,250,000	\$15,905,097	\$17,806,308	\$17,666,648	\$17,544,141	\$17,437,858	\$25,824,404	\$25,673,925	\$25,545,746	\$25,438,675	\$25,220,863	\$25,160,463	\$25,117,556	\$25,091,240	\$25,080,669
Total	\$102,300,000	\$294,242,476	\$478,552,277	\$641,679,167	\$760,145,701	\$795,974,840	\$835,105,618	\$873,219,375	\$912,427,849	\$952,706,732	\$981,120,186	\$1,024,861,639	\$1,069,472,560	\$1,114,957,385	\$1,161,321,225
Total															
<i>Residential</i>															
Single Family	\$101,050,000	\$308,123,786	\$511,473,050	\$762,213,069	\$1,026,522,786	\$1,258,063,874	\$1,466,763,254	\$1,702,891,982	\$1,992,335,476	\$2,284,649,960	\$2,478,351,004	\$2,725,134,312	\$2,974,900,861	\$3,227,856,586	\$3,484,192,513
Multi-Family	\$93,100,000	\$129,393,301	\$155,111,566	\$180,981,901	\$197,929,896	\$196,694,918	\$214,179,379	\$213,122,900	\$212,241,882	\$211,527,030	\$209,867,201	\$209,524,292	\$209,319,033	\$209,244,411	\$209,293,838
Subtotal	\$194,150,000	\$437,517,087	\$666,584,615	\$943,194,970	\$1,224,452,682	\$1,454,758,792	\$1,680,942,633	\$1,916,014,883	\$2,204,577,359	\$2,496,176,990	\$2,688,218,204	\$2,934,658,604	\$3,184,219,894	\$3,437,100,996	\$3,693,486,351
<i>Non-Residential</i>															
Retail	\$3,750,000	\$4,979,369	\$6,213,742	\$6,167,434	\$15,221,779	\$20,354,894	\$25,507,518	\$25,334,345	\$25,184,413	\$27,783,596	\$30,013,160	\$32,684,219	\$35,380,645	\$38,104,081	\$40,856,116
Office	--	\$11,510,680	\$13,449,124	\$13,342,327	\$13,248,552	\$13,167,091	\$21,574,759	\$21,441,901	\$25,649,472	\$29,879,205	\$31,579,660	\$33,679,728	\$35,806,263	\$37,960,252	\$40,142,660
Industrial	\$312,500,000	\$565,351,942	\$688,141,967	\$811,610,977	\$935,858,420	\$1,060,979,815	\$1,187,067,011	\$1,314,208,432	\$1,442,489,301	\$1,571,991,860	\$1,682,174,563	\$1,815,577,536	\$1,950,360,665	\$2,086,600,457	\$2,224,371,083
Subtotal	\$316,250,000	\$581,841,990	\$707,804,833	\$831,120,739	\$964,328,750	\$1,094,501,799	\$1,234,149,288	\$1,360,984,678	\$1,493,323,186	\$1,629,654,661	\$1,743,767,382	\$1,881,941,483	\$2,021,547,573	\$2,162,664,790	\$2,305,369,859
Total	\$510,400,000	\$1,019,359,078	\$1,374,389,448	\$1,774,315,709	\$2,188,781,433	\$2,549,260,591	\$2,915,091,921	\$3,276,999,561	\$3,697,900,544	\$4,125,831,651	\$4,431,985,587	\$4,816,600,087	\$5,205,767,468	\$5,599,765,787	\$5,998,856,210

Source: Goodwin Consulting Group, Inc.

Table A-7
City of Tracy
Citywide New Development Fiscal Impact Analysis
Revenue Calculation Methodology

Revenue	Reference Table	Modeling Methodology
Property Tax (City and Fire District)	Table A-8	Case Study
Real Property Transfer Tax	Table A-8	Case Study
Sales and Use Tax	Table A-8	Case Study
Public Safety Sales Tax	Table A-8	Case Study
Property Tax in-Lieu of Vehicle License Fees (PTILVLF)	Table A-8	Case Study
Tracy Rural Fire Assessment	Table A-8	Case Study
Other Taxes	Table A-9	Multiplier Method
Bldg & Construction Permits	Table A-9	Multiplier Method
Special Licenses	Table A-9	Multiplier Method
Franchise Fees	Table A-9	Multiplier Method
Current Service Charges	Table A-9	Multiplier Method
Intergovernmental Revenues	Table A-9	Multiplier Method
Fines & Forfeitures	Table A-9	Multiplier Method
Measure E Sales Tax (Sunsets in 2016)	--	Not Included in Analysis

Source: City of Tracy; Goodwin Consulting Group, Inc.

09/22/2015

Table A-8
City of Tracy
Citywide New Development Fiscal Impact Analysis
Revenue Calculation Methodology

<u>Secured Property Tax</u>			
<u>Project Areas</u>	Tracy <u>General Fund</u>	Tracy <u>Rural Fire</u>	<u>Total</u>
Tracy Hills	5.66%	8.46%	14.12%
Cordes Ranch	3.95%	12.90%	16.85%
Ellis	1.85%	11.77%	13.62%
I-205 Corridor/North Industrial Area (NEI)	7.63%	5.88%	13.51%
Other	6.35%	8.72%	15.08%
<hr/>			
<u>Unsecured Property Tax</u>			
Unsecured Property Tax as a Percentage of Residential Secured Property Tax			1.00%
Unsecured Property Tax as a Percentage of Non-Residential Secured Property Tax			10.00%
<hr/>			
<u>Real Property Transfer Tax</u>			
Rate = \$1.10 per \$1,000			0.0011
Percentage Allocated to City			50%
<hr/>			
<u>Sales and Use Tax /1</u>			
Basic Sales Tax Rate			1.00%
Countywide and Statewide Pooled Sales Tax as a % of Basic Sales Tax			13.66%
Public Safety (Prop. 172) Sales Tax Rate			0.50%
Percent of Public Safety Sales Tax Revenue Allocated to City			0.83%
<u>Taxable Sales per Square Foot</u>			
Retail			\$210
Office			\$10
Industrial			\$10
<hr/>			
<u>Property Tax In-Lieu of Vehicle License Fee (VLF)</u>			
City's Net Assessed Value 2014-15 Tax Roll			\$8,500,905,457
City's Property Tax In-Lieu of VLF for 2014-15			\$5,414,351
<hr/>			
<u>Tracy Rural Fire Assessment</u>			
Annual Assessment for Operations (per Bldg SF)			\$0.03

/1 Excludes 0.5% Measure E Sales Tax, which will sunset in 2016.

Table A-9
City of Tracy
Citywide New Development Fiscal Impact Analysis
Revenue Calculation Methodology

Fiscal Year 2014-15	Total Revenue	Average Revenue per Resident	Average Revenue per Employee	Average Revenue per Person Served
Other Taxes				
Transient Lodging Tax	\$860,000	--	--	\$8.99
Business License Tax	\$640,000	--	\$30.09	--
Subtotal	\$1,500,000	--	\$30.09	\$8.99
Building & Construction Permits	\$1,309,680	--	--	\$13.70
Special Licenses				
Bicycle Licenses	\$100	\$0.00	--	--
Animal Licenses	\$28,500	\$0.34	--	--
Business Licenses	\$92,000	--	\$4.32	--
Subtotal	\$120,600	\$0.34	\$4.32	--
Franchise Fees	\$2,616,000	--	--	\$27.36
Current Service Charges				
General Government Charges	\$413,000	--	--	\$4.32
Engineering Charges	\$2,008,200	--	--	\$21.00
Planning & Zoning Charges	\$253,000	--	--	\$2.65
Parks & Recreation Charges	\$903,550	--	--	\$9.45
Cultural Art Charges	\$372,000	--	--	\$3.89
Subtotal	\$3,949,750	--	--	\$41.31
Intergovernmental Revenues	\$607,250	--	--	\$6.35
Fines & Forfeitures	\$919,200	--	--	\$9.61

Source: City of Tracy Adopted Budget Fiscal Year 2014-15; Goodwin Consulting Group, Inc.

09/22/2015

Table A-10
City of Tracy
Citywide New Development Fiscal Impact Analysis
New Household Taxable Sales Assumptions

Residential Land Uses	Assessed Value	Total Annual Payments /1	Estimated Household (HH) Income	Taxable Retail Sales as a % of HH Income	Total Taxable Sales per HH
Single Family	\$470,000	\$41,594	\$138,600	21.8%	\$30,172
Multi-Family	\$175,000	\$15,487	\$51,600	28.7%	\$14,796
Term of Loan (in years)					30
Interest on Mortgage					7.0%
Down Payment					15.0%
Insurance and Tax Payments as a % of Assessed Value					2.0%
Annual Mortgage Payment as a % of HH Income					30.0%

/1 Includes mortgage, insurance, and tax payments.

Source: Bureau of Labor Statistics; Goodwin Consulting Group, Inc.

09/22/2015

Table A-11
City of Tracy
Citywide New Development Fiscal Impact Analysis
Taxable Sales Generation from New Residential Households & Non-Residential Land Uses

Project Year FY Beginning	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029
Retail Taxable Sales Demand and Supply															
	<i>Taxable Sales per Household /1</i>														
Residential Demand															
Single Family	\$6,487,087	\$19,702,642	\$32,646,644	\$48,487,206	\$65,082,080	\$79,564,879	\$92,539,054	\$107,021,853	\$124,521,903	\$142,021,952	\$156,203,026	\$170,384,101	\$184,565,175	\$198,746,250	\$212,927,324
Multi-Family	\$7,871,417	\$10,978,555	\$13,197,940	\$15,417,325	\$16,896,914	\$16,896,914	\$18,376,504	\$18,376,504	\$18,376,504	\$18,376,504	\$18,376,504	\$18,376,504	\$18,376,504	\$18,376,504	\$18,376,504
Total	\$14,358,504	\$30,681,197	\$45,844,584	\$63,904,530	\$81,978,994	\$96,461,794	\$110,915,558	\$125,398,357	\$142,898,406	\$160,398,456	\$174,579,530	\$188,760,605	\$202,941,679	\$217,122,754	\$231,303,828
City of Tracy Capture Rate	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%	82%
Taxable Sales Captured in Tracy	\$11,732,837	\$25,070,682	\$37,461,216	\$52,218,631	\$66,987,909	\$78,822,312	\$90,632,990	\$102,467,393	\$116,767,296	\$131,067,200	\$142,655,053	\$154,242,906	\$165,830,759	\$177,418,612	\$189,006,465
	<i>Taxable Sales per Bldg SF \$210</i>														
Less: Retail Supply	\$3,150,000	\$4,200,000	\$5,250,000	\$5,250,000	\$12,600,000	\$16,800,000	\$21,000,000	\$21,000,000	\$21,000,000	\$23,100,000	\$25,200,000	\$27,300,000	\$29,400,000	\$31,500,000	\$33,600,000
Excess Retail Sales Demand	\$8,582,837	\$20,870,682	\$32,211,216	\$46,968,631	\$54,387,909	\$62,022,312	\$69,632,990	\$81,467,393	\$95,767,296	\$107,967,200	\$117,455,053	\$126,942,906	\$136,430,759	\$145,918,612	\$155,406,465
Business to Business Taxable Sales															
	<i>Taxable Sales per Bldg SF \$10</i>														
Office	\$0	\$570,000	\$670,000	\$670,000	\$670,000	\$670,000	\$1,070,000	\$1,070,000	\$1,270,000	\$1,470,000	\$1,570,000	\$1,670,000	\$1,770,000	\$1,870,000	\$1,970,000
Industrial	\$25,000,000	\$45,250,000	\$55,250,000	\$65,250,000	\$75,250,000	\$85,250,000	\$95,250,000	\$105,250,000	\$115,250,000	\$125,250,000	\$135,250,000	\$145,250,000	\$155,250,000	\$165,250,000	\$175,250,000
Total	\$25,000,000	\$45,820,000	\$55,920,000	\$65,920,000	\$75,920,000	\$85,920,000	\$96,320,000	\$106,320,000	\$116,520,000	\$126,720,000	\$136,820,000	\$146,920,000	\$157,020,000	\$167,120,000	\$177,220,000
Total Taxable Sales															
Retail Supply	\$3,150,000	\$4,200,000	\$5,250,000	\$5,250,000	\$12,600,000	\$16,800,000	\$21,000,000	\$21,000,000	\$21,000,000	\$23,100,000	\$25,200,000	\$27,300,000	\$29,400,000	\$31,500,000	\$33,600,000
Excess Retail Sales Demand	\$8,582,837	\$20,870,682	\$32,211,216	\$46,968,631	\$54,387,909	\$62,022,312	\$69,632,990	\$81,467,393	\$95,767,296	\$107,967,200	\$117,455,053	\$126,942,906	\$136,430,759	\$145,918,612	\$155,406,465
Business to Business Sales	\$25,000,000	\$45,820,000	\$55,920,000	\$65,920,000	\$75,920,000	\$85,920,000	\$96,320,000	\$106,320,000	\$116,520,000	\$126,720,000	\$136,820,000	\$146,920,000	\$157,020,000	\$167,120,000	\$177,220,000
Total	\$36,732,837	\$70,890,682	\$93,381,216	\$118,138,631	\$142,907,909	\$164,742,312	\$186,952,990	\$208,787,393	\$233,287,296	\$257,787,200	\$279,475,053	\$301,162,906	\$322,850,759	\$344,538,612	\$366,226,465

/1 Based on taxable spending estimates shown in Table A-10.

Table A-12
City of Tracy
Citywide New Development Fiscal Impact Analysis
Expense Calculation Methodology

Expense	Reference Table	Modeling Methodology
General Government & Admin	Table A-13	Multiplier Method
Police Department	Table A-14	Case Study
Fire Department	Table A-14	Case Study
Public Works Department	Table A-13 & A-14	Multiplier & Case Study
Utilities Department	Table A-13	Multiplier Method
Development Services	Table A-13	Multiplier Method
Non-Departmental Group	Table A-13	Multiplier Method

Source: City of Tracy; Goodwin Consulting Group, Inc.

09/22/2015

Table A-13
City of Tracy
Citywide New Development Fiscal Impact Analysis
Expense Assumptions - Multiplier Method

Fiscal Year 2014-15	Total General Fund Expenditures	Average Expense per Resident	Average Expense per Employee	Average Expense per Person Served
General Government & Admin /1				
City Council	\$126,000	--	--	\$0.92
City Attorney's Office	\$879,560	--	--	\$6.44
City Manager's Office	\$1,890,660	--	--	\$13.84
Recreation & Cultural Arts	\$3,664,250	--	--	\$26.83
Administrative Services	<u>\$3,332,440</u>	--	--	<u>\$24.40</u>
Subtotal	\$9,892,910	--	--	\$72.43
Police Department				
Chief's Office	n/a /2	--	--	--
Field Operations Division	n/a /2	--	--	--
Special Operations Division	n/a /2	--	--	--
Support Operations Division	n/a /2	--	--	--
Subtotal	n/a	--	--	--
Fire Department				
Fire Administration	n/a /2	--	--	--
Fire Prevention & Education	n/a /2	--	--	--
Fire Operations	n/a /2	--	--	--
Fire Training & Safety	n/a /2	--	--	--
Subtotal	n/a	--	--	--
Public Works /3				
Director's Office	\$315,130	--	--	\$3.30
Maintenance - Internal Services	\$30,000	--	--	\$0.31
Maintenance - Streets	\$3,002,030	--	--	\$31.40
Maintenance - Utilities	\$90,000	--	--	\$0.94
Maintenance - Parks	\$2,822,340	--	--	\$29.52
Community Facilities	<u>\$596,430</u>	--	--	<u>\$6.24</u>
Subtotal	\$3,437,160	--	--	\$71.70
Utilities Department	\$338,280	--	--	\$3.54
Development Services				
Director's Office	\$336,030	--	--	\$3.51
Planning Division	\$874,630	--	--	\$9.15
Building Division	\$2,737,940	--	--	\$28.63
Code Enforcement Division	\$527,770	--	--	\$5.52
Engineering Division	\$1,706,530	--	--	\$17.85
Economic Development Division	<u>\$542,530</u>	--	--	<u>\$5.67</u>
Subtotal	\$6,725,430	--	--	\$70.34
Non-Departmental Group	\$1,025,200	--	--	\$10.72

/1 Assumes a 30% reduction to reflect the portion of the budget that is not anticipated to grow significantly, if at all, due to new development.

/2 Calculated using the case study method.

/3 Excludes all project-specific maintenance costs. Non-project specific Public Works costs are calculated using the case study method starting in FY 2018-19.

Table A-14
City of Tracy
Citywide New Development Fiscal Impact Analysis
Expense Assumptions - Case Study Method (Police, Fire, & Public Works)

Police Department				
Police Staffing	Service Level (per 1,000 Residents)	Average Annual Cost per Personnel		
Sworn Personnel	1.50	\$148,000	/1	
Non-Sworn Personnel	0.50	\$101,000	/2	
Fire Department				
Fire Station	Year Needed	Number of Personnel	Average Cost per Personnel	Total Cost
Tracy Hills No. 1	2017	9	\$233,417	\$2,100,753 /3
Operations - Battalion Chiefs	2018	2	\$170,462	\$340,924
Administration	2018	1	\$77,118	\$77,118
Station 94 Expansion (New Engine)	2018	6	\$119,354	\$716,123 /4
Station 94 Expansion	2020	3	\$119,354	\$358,062
South Schulte (Relocation & Expansion)	2020	3	\$461,543	\$1,384,630 /5
Tracy Hills No. 2	2024	9	\$233,417	\$2,100,753 /3
Public Works Department				
Public Works FTE's	Year	Service Level (per 852 Persons Served)	Average Annual Cost per FTE	
Full Time Equivalent	2018	1.00	\$105,000	/6

/1 Average annual salaries and benefits for a police officer, a police corporal, and a police sergeant.

/2 Average annual salaries and benefits for an administrative assistant and a police dispatcher.

/3 Includes operation and maintenance costs associated with new stations.

/4 Assumes 6 new positions would be needed to operate the new engine company (2 personnel x 3 shifts) at Station 94.

/5 Includes operation and maintenance costs as well as 3 new positions once the South Schulte station is operational.

The 6 positions operating the new engine company at Station 94 are assumed to be relocated to the South Schulte station.

/6 Includes salaries, benefits, and equipment costs.

Table A-15
City of Tracy
Citywide New Development Fiscal Impact Analysis
Annual Net Fiscal Impacts to City General Fund & Fire District

Average Mello-Roos CFD Special Tax of \$325 per Unit

Project Year FY Beginning	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029
Revenues															
Property Tax (City & Fire District)	\$865,809	\$1,662,172	\$2,230,264	\$2,856,636	\$3,499,254	\$4,056,559	\$4,623,268	\$5,192,941	\$5,849,071	\$6,516,891	\$7,004,312	\$7,613,993	\$8,230,737	\$8,854,977	\$9,487,123
Real Property Transfer Tax	\$0	\$16,978	\$37,168	\$53,318	\$72,265	\$92,253	\$110,086	\$127,623	\$145,981	\$167,624	\$172,273	\$209,063	\$228,734	\$248,769	\$269,170
Sales and Use Tax	\$417,505	\$805,743	\$1,061,371	\$1,342,764	\$1,624,291	\$1,872,461	\$2,124,908	\$2,373,078	\$2,651,543	\$2,930,009	\$3,176,513	\$3,423,018	\$3,669,522	\$3,916,026	\$4,162,530
Public Safety Sales Tax	\$1,529	\$2,950	\$3,886	\$4,916	\$5,947	\$6,855	\$7,779	\$8,688	\$9,708	\$10,727	\$11,630	\$12,532	\$13,434	\$14,337	\$15,239
Property Tax in-Lieu of VLF	\$325,081	\$649,245	\$875,369	\$1,130,088	\$1,394,067	\$1,623,661	\$1,856,665	\$2,087,169	\$2,355,247	\$2,627,803	\$2,822,796	\$3,067,763	\$3,315,629	\$3,566,573	\$3,820,759
Tracy Rural Fire Assessment	\$106,890	\$207,336	\$273,174	\$345,474	\$419,124	\$484,284	\$550,044	\$614,604	\$686,964	\$759,624	\$824,064	\$888,504	\$952,944	\$1,017,384	\$1,081,824
Other Taxes	\$75,563	\$146,320	\$186,578	\$228,206	\$271,993	\$310,695	\$354,487	\$391,796	\$434,366	\$477,618	\$516,468	\$555,319	\$594,169	\$633,020	\$671,861
Building & Construction Permits	\$37,366	\$74,102	\$102,880	\$135,713	\$168,627	\$195,173	\$223,375	\$249,633	\$280,877	\$312,243	\$338,419	\$364,594	\$390,770	\$416,945	\$443,107
Special Licenses	\$7,968	\$15,313	\$18,972	\$22,551	\$26,423	\$30,014	\$34,198	\$37,616	\$41,430	\$45,331	\$48,967	\$52,603	\$56,239	\$59,875	\$63,511
Franchise Fees	\$74,637	\$148,015	\$205,497	\$271,077	\$336,822	\$389,845	\$446,178	\$498,626	\$561,033	\$623,686	\$675,970	\$728,254	\$780,537	\$832,821	\$885,078
Current Service Charges	\$112,689	\$223,479	\$310,268	\$409,284	\$508,548	\$588,604	\$673,658	\$752,847	\$847,071	\$941,668	\$1,020,608	\$1,099,549	\$1,178,489	\$1,257,430	\$1,336,329
Intergovernmental Revenues	\$17,325	\$34,359	\$47,702	\$62,925	\$78,186	\$90,494	\$103,571	\$115,746	\$130,232	\$144,776	\$156,912	\$169,049	\$181,186	\$193,322	\$205,452
Fines & Forfeitures	\$26,226	\$52,009	\$72,207	\$95,250	\$118,351	\$136,982	\$156,776	\$175,205	\$197,133	\$219,148	\$237,520	\$255,891	\$274,262	\$292,634	\$310,995
Subtotal	\$2,068,588	\$4,038,020	\$5,425,335	\$6,958,201	\$8,523,899	\$9,877,880	\$11,264,993	\$12,625,572	\$14,190,657	\$15,777,148	\$17,006,452	\$18,440,131	\$19,866,654	\$21,304,112	\$22,752,979
Expenses															
General Government & Admin	\$197,577	\$391,822	\$543,988	\$717,592	\$891,630	\$1,031,991	\$1,181,115	\$1,319,955	\$1,485,157	\$1,651,012	\$1,789,417	\$1,927,822	\$2,066,227	\$2,204,632	\$2,342,965
Police Department	\$512,300	\$1,031,958	\$1,507,743	\$2,069,910	\$2,624,448	\$3,056,088	\$3,502,715	\$3,934,355	\$4,455,920	\$4,977,485	\$5,400,133	\$5,822,780	\$6,245,428	\$6,668,075	\$7,090,450
Fire Department	\$0	\$0	\$2,100,753	\$3,234,918	\$3,234,918	\$4,977,610	\$4,977,610	\$4,977,610	\$4,977,610	\$7,078,363	\$7,078,363	\$7,078,363	\$7,078,363	\$7,078,363	\$7,078,363
Public Works Department	\$195,605	\$387,912	\$538,559	\$1,221,056	\$1,517,201	\$1,756,039	\$2,009,789	\$2,246,039	\$2,527,148	\$2,809,366	\$3,044,877	\$3,280,387	\$3,515,898	\$3,751,408	\$3,986,796
Utilities Department	\$9,651	\$19,140	\$26,573	\$35,054	\$43,555	\$50,412	\$57,696	\$64,478	\$72,548	\$80,650	\$87,411	\$94,172	\$100,933	\$107,694	\$114,451
Development Services	\$191,882	\$380,528	\$528,308	\$696,908	\$865,930	\$1,002,245	\$1,147,071	\$1,281,908	\$1,442,349	\$1,603,423	\$1,737,839	\$1,872,255	\$2,006,670	\$2,141,086	\$2,275,432
Non-Departmental Group	\$29,250	\$58,006	\$80,533	\$106,234	\$131,999	\$152,779	\$174,855	\$195,409	\$219,866	\$244,420	\$264,910	\$285,400	\$305,890	\$326,379	\$346,858
Subtotal	\$1,136,265	\$2,269,366	\$5,326,457	\$8,081,672	\$9,309,681	\$12,027,162	\$13,050,851	\$14,019,755	\$15,180,599	\$18,444,719	\$19,402,949	\$20,361,178	\$21,319,408	\$22,277,638	\$23,235,315
Total Net Fiscal Impact															
Annual Net Fiscal Impact	\$932,323	\$1,768,654	\$98,878	(\$1,123,471)	(\$785,782)	(\$2,149,282)	(\$1,785,857)	(\$1,394,182)	(\$989,942)	(\$2,667,571)	(\$2,396,497)	(\$1,921,047)	(\$1,452,755)	(\$973,526)	(\$482,336)
Fiscal Mitigation Revenue (\$325 per Unit)	\$0	\$242,775	\$453,375	\$641,550	\$860,925	\$1,072,175	\$1,228,175	\$1,400,425	\$1,556,425	\$1,744,925	\$1,933,425	\$1,921,047	\$1,452,755	\$973,526	\$482,336 /1
Adjusted Net Fiscal Impact	\$932,323	\$2,011,429	\$552,253	(\$481,921)	\$75,143	(\$1,077,107)	(\$557,682)	\$6,243	\$566,483	(\$922,646)	(\$463,072)	\$0	\$0	\$0	\$0
Cumulative Adjusted Net Fiscal Impact	\$932,323	\$2,943,753	\$3,496,005	\$3,014,084	\$3,089,227	\$2,012,120	\$1,454,438	\$1,460,680	\$2,027,163	\$1,104,518	\$641,446	\$641,446	\$641,446	\$641,446	\$641,446

/1 Once the maximum special tax revenue exceeds the annual net fiscal for each remaining fiscal year, special tax rates are assumed to be reduced to a level that is sufficient to mitigate the annual deficit for that fiscal year.

Table B-1
City of Tracy
Citywide New Development Fiscal Impact Analysis
Anticipated New Development through FY 2029-30

Project	Residential Units			Non-Residential Bldg SF			
	Single Family	Multi-Family	Total	Retail	Office	Industrial	Total
Tracy Hills	3,150	--	3,150	15,000	--	--	15,000
Cordes Ranch	--	--	--	60,000	90,000	15,300,000	15,450,000
Ellis	1,700	--	1,700	--	--	--	--
I-205 Corridor/North Industrial Area (NEI)							
Aspire Apt	--	301	301	--	--	--	--
Grantline Apt	--	341	341	--	--	--	--
I-205	--	--	--	70,000	--	1,000,000	1,070,000
NEI	--	--	--	--	--	1,200,000	1,200,000
Red Maple Retail	--	--	--	10,000	--	--	10,000
Toste Apartments	--	200	200	--	--	--	--
Subtotal	--	842	842	80,000	--	2,200,000	2,280,000
Other							
Barcelona Infill	51	--	51	--	--	--	--
Bright Castro	550	--	550	--	--	--	-- /1
Brookview	40	--	40	--	--	--	--
Classics	57	--	57	--	--	--	--
Elissagaray Infill	47	--	47	--	--	--	--
Feteira	60	--	60	--	--	--	--
Glenbriar	38	--	38	--	--	--	--
Homewood (Senior)	590	--	590	--	--	--	-- /1
Infill	170	--	170	5,000	10,000	--	15,000
Kagehiro III	250	--	250	--	--	--	-- /1
Larkspur	14	--	14	--	--	--	--
Middlefield Apartments	--	150	150	--	--	--	--
Montessori School	--	--	--	--	35,000	--	35,000
Tiburon	50	--	50	--	--	--	--
Tracy Collision	--	--	--	--	--	25,000	25,000
Tracy/Whispering Wind Apt	--	100	100	--	--	--	--
Triad	--	--	--	--	40,000	--	40,000
Southgate	80	--	80	--	--	--	--
Stringer	195	--	195	--	--	--	--
Sutter	--	--	--	--	22,000	--	22,000
Valpico/MacDonald	--	150	150	--	--	--	--
Yosemite Vista	15	--	15	--	--	--	--
Subtotal	2,207	400	2,607	5,000	107,000	25,000	137,000
Total	7,057	1,242	8,299	160,000	197,000	17,525,000	17,882,000

/1 These projects are currently outside of the City limits and will need to be annexed prior to development.

Table B-2.1
City of Tracy
Citywide New Development Fiscal Impact Analysis
Annual New Development Assumptions by Project

Project Year FY Beginning	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029	Total	
Tracy Hills																	
<i>Residential (Units)</i>																	
Single Family	--	100	100	100	150	200	200	200	300	300	300	300	300	300	300	300	3,150
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	100	100	100	150	200	200	200	300	300	300	300	300	300	300	300	3,150
<i>Non-Residential (Square Feet)</i>																	
Retail	--	--	--	--	15,000	--	--	--	--	--	--	--	--	--	--	--	15,000
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	15,000	--	--	--	--	--	--	--	--	--	--	--	15,000
Cordes Ranch																	
<i>Residential (Units)</i>																	
Single Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Non-Residential (Square Feet)</i>																	
Retail	--	--	--	--	--	--	--	--	--	10,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Office	--	--	--	--	--	--	--	--	20,000	20,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Industrial	2,500,000	800,000	800,000	800,000	800,000	800,000	800,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	15,300,000
Total	2,500,000	800,000	800,000	800,000	800,000	800,000	800,000	1,000,000	1,020,000	1,030,000	1,020,000	1,020,000	1,020,000	1,020,000	1,020,000	1,020,000	15,450,000
Ellis																	
<i>Residential (Units)</i>																	
Single Family	--	--	--	100	150	200	200	200	200	200	90	90	90	90	90	90	1,700
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	100	150	200	200	200	200	200	90	90	90	90	90	90	1,700
<i>Non-Residential (Square Feet)</i>																	
Retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Table B-2.2
City of Tracy
Citywide New Development Fiscal Impact Analysis
Annual New Development Assumptions by Project Continued

Project Year FY Beginning	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029	Total
I-205 Corridor/North Industrial Area (NEI)																
<i>Residential (Units)</i>																
Single Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multi-Family	532	110	--	100	100	--	--	--	--	--	--	--	--	--	--	842
Total	532	110	--	100	100	--	--	--	--	--	--	--	--	--	--	842
<i>Non-Residential (Square Feet)</i>																
Retail	10,000	5,000	5,000	--	20,000	20,000	20,000	--	--	--	--	--	--	--	--	80,000
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	1,200,000	200,000	200,000	200,000	200,000	200,000	--	--	--	--	--	--	--	--	2,200,000
Total	10,000	1,205,000	205,000	200,000	220,000	220,000	220,000	--	--	--	--	--	--	--	--	2,280,000
Other																
<i>Residential (Units)</i>																
Single Family	215	338	329	325	250	80	30	80	80	80	80	80	80	80	80	2,207
Multi-Family	--	100	150	50	--	--	100	--	--	--	--	--	--	--	--	400
Total	215	438	479	375	250	80	130	80	80	80	80	80	80	80	80	2,607
<i>Non-Residential (Square Feet)</i>																
Retail	5,000	--	--	--	--	--	--	--	--	--	--	--	--	--	--	5,000
Office	--	57,000	10,000	--	--	--	40,000	--	--	--	--	--	--	--	--	107,000
Industrial	--	25,000	--	--	--	--	--	--	--	--	--	--	--	--	--	25,000
Total	5,000	82,000	10,000	--	--	--	40,000	--	--	--	--	--	--	--	--	137,000
Total																
<i>Residential (Units)</i>																
Single Family	215	438	429	525	550	480	430	480	580	580	470	470	470	470	470	7,057
Multi-Family	532	210	150	150	100	--	100	--	--	--	--	--	--	--	--	1,242
Total	747	648	579	675	650	480	530	480	580	580	470	470	470	470	470	8,299
<i>Non-Residential (Square Feet)</i>																
Retail	15,000	5,000	5,000	--	35,000	20,000	20,000	--	--	10,000	10,000	10,000	10,000	10,000	10,000	160,000
Office	--	57,000	10,000	--	--	--	40,000	--	20,000	20,000	10,000	10,000	10,000	10,000	10,000	197,000
Industrial	2,500,000	2,025,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	17,525,000
Total	2,515,000	2,087,000	1,015,000	1,000,000	1,035,000	1,020,000	1,060,000	1,000,000	1,020,000	1,030,000	1,020,000	1,020,000	1,020,000	1,020,000	1,020,000	17,882,000

Source: City of Tracy; Goodwin Consulting Group, Inc.

Table B-3.1
City of Tracy
Citywide New Development Fiscal Impact Analysis
Cumulative New Development Assumptions by Project

<i>Project Year</i> <i>FY Beginning</i>	<i>1</i> <i>2015</i>	<i>2</i> <i>2016</i>	<i>3</i> <i>2017</i>	<i>4</i> <i>2018</i>	<i>5</i> <i>2019</i>	<i>6</i> <i>2020</i>	<i>7</i> <i>2021</i>	<i>8</i> <i>2022</i>	<i>9</i> <i>2023</i>	<i>10</i> <i>2024</i>	<i>11</i> <i>2025</i>	<i>12</i> <i>2026</i>	<i>13</i> <i>2027</i>	<i>14</i> <i>2028</i>	<i>15</i> <i>2029</i>
Tracy Hills															
<i>Residential (Units)</i>															
Single Family	--	100	200	300	450	650	850	1,050	1,350	1,650	1,950	2,250	2,550	2,850	3,150
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	100	200	300	450	650	850	1,050	1,350	1,650	1,950	2,250	2,550	2,850	3,150
<i>Non-Residential (Square Feet)</i>															
Retail	--	--	--	--	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Cordes Ranch															
<i>Residential (Units)</i>															
Single Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Non-Residential (Square Feet)</i>															
Retail	--	--	--	--	--	--	--	--	--	10,000	20,000	30,000	40,000	50,000	60,000
Office	--	--	--	--	--	--	--	--	20,000	40,000	50,000	60,000	70,000	80,000	90,000
Industrial	2,500,000	3,300,000	4,100,000	4,900,000	5,700,000	6,500,000	7,300,000	8,300,000	9,300,000	10,300,000	11,300,000	12,300,000	13,300,000	14,300,000	15,300,000
Total	2,500,000	3,300,000	4,100,000	4,900,000	5,700,000	6,500,000	7,300,000	8,300,000	9,320,000	10,350,000	11,370,000	12,390,000	13,410,000	14,430,000	15,450,000
Ellis															
<i>Residential (Units)</i>															
Single Family	--	--	--	100	250	450	650	850	1,050	1,250	1,340	1,430	1,520	1,610	1,700
Multi-Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	100	250	450	650	850	1,050	1,250	1,340	1,430	1,520	1,610	1,700
<i>Non-Residential (Square Feet)</i>															
Retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Source: City of Tracy; Goodwin Consulting Group, Inc.

Table B-3.2
City of Tracy
Citywide New Development Fiscal Impact Analysis
Cumulative New Development Assumptions by Project Continued

<i>Project Year</i> <i>FY Beginning</i>	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029
I-205 Corridor/North Industrial Area (NEI)															
<i>Residential (Units)</i>															
Single Family	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multi-Family	532	642	642	742	842	842	842	842	842	842	842	842	842	842	842
Total	532	642	642	742	842	842	842	842	842	842	842	842	842	842	842
<i>Non-Residential (Square Feet)</i>															
Retail	10,000	15,000	20,000	20,000	40,000	60,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial	--	1,200,000	1,400,000	1,600,000	1,800,000	2,000,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
Total	10,000	1,215,000	1,420,000	1,620,000	1,840,000	2,060,000	2,280,000	2,280,000	2,280,000	2,280,000	2,280,000	2,280,000	2,280,000	2,280,000	2,280,000
Other															
<i>Residential (Units)</i>															
Single Family	215	553	882	1,207	1,457	1,537	1,567	1,647	1,727	1,807	1,887	1,967	2,047	2,127	2,207
Multi-Family	--	100	250	300	300	300	400	400	400	400	400	400	400	400	400
Total	215	653	1,132	1,507	1,757	1,837	1,967	2,047	2,127	2,207	2,287	2,367	2,447	2,527	2,607
<i>Non-Residential (Square Feet)</i>															
Retail	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Office	--	57,000	67,000	67,000	67,000	67,000	107,000	107,000	107,000	107,000	107,000	107,000	107,000	107,000	107,000
Industrial	--	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total	5,000	87,000	97,000	97,000	97,000	97,000	137,000	137,000	137,000	137,000	137,000	137,000	137,000	137,000	137,000
Total															
<i>Residential (Units)</i>															
Single Family	215	653	1,082	1,607	2,157	2,637	3,067	3,547	4,127	4,707	5,177	5,647	6,117	6,587	7,057
Multi-Family	532	742	892	1,042	1,142	1,142	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242
Total	747	1,395	1,974	2,649	3,299	3,779	4,309	4,789	5,369	5,949	6,419	6,889	7,359	7,829	8,299
<i>Non-Residential (Square Feet)</i>															
Retail	15,000	20,000	25,000	25,000	60,000	80,000	100,000	100,000	100,000	110,000	120,000	130,000	140,000	150,000	160,000
Office	--	57,000	67,000	67,000	67,000	67,000	107,000	107,000	127,000	147,000	157,000	167,000	177,000	187,000	197,000
Industrial	2,500,000	4,525,000	5,525,000	6,525,000	7,525,000	8,525,000	9,525,000	10,525,000	11,525,000	12,525,000	13,525,000	14,525,000	15,525,000	16,525,000	17,525,000
Total	2,515,000	4,602,000	5,617,000	6,617,000	7,652,000	8,672,000	9,732,000	10,732,000	11,752,000	12,782,000	13,802,000	14,822,000	15,842,000	16,862,000	17,882,000

Table B-4
City of Tracy
Citywide New Development Fiscal Impact Analysis
Property Tax Allocation Assumptions by TRA

	Tracy General Fund	Tracy Rural Fire	County General Fund	
Tracy City Limits				
004-001	0.000000	0.000000	0.000000	/1
004-003	0.161526	0.000000	0.172553	
004-004	0.144788	0.004812	0.209063	
004-008	0.156058	0.000000	0.186513	
004-018	0.000000	0.000000	0.000000	/1
004-047	0.000000	0.000000	0.000000	/1
004-048	0.173457	0.000000	0.195480	
004-049	0.000000	0.000000	0.000000	/1
004-050	0.000000	0.000000	0.000000	/1
004-051	0.000000	0.000000	0.000000	/1
004-052	0.000000	0.000000	0.000000	/1
004-053	0.000000	0.000000	0.000000	/1
004-056	0.129989	0.000000	0.148760	
004-061	0.095647	0.121132	0.165684	
004-065	0.076472	0.101769	0.132468	
004-068	0.038735	0.125588	0.219500	
004-072	0.018470	0.117700	0.223086	
004-073	0.169031	0.000000	0.184871	
004-075	0.151285	0.000000	0.184889	
004-076	0.042365	0.109673	0.207860	
004-077	0.000000	0.000000	0.000000	/1
004-078	0.000000	0.000000	0.000000	/1
004-083	0.037307	0.120926	0.211405	
004-085	0.178866	0.000000	0.195025	
004-086	0.157884	0.000000	0.194690	
004-087	0.177083	0.000000	0.199084	
004-088	0.000000	0.120925	0.248614	
004-091	0.039911	0.128805	0.226165	
004-093	0.000000	0.000000	0.000000	/1
004-095	0.040668	0.131762	0.230453	
004-096	0.040659	0.131771	0.230402	
Average (excl RDA TRA's)	0.101510	0.060743	0.198328	
Tracy Sphere of Influence /2				
055-001	0.031968	0.123436	0.181150	
055-010	0.030797	0.119427	0.174518	
088-001	0.036040	0.000000	0.204226	
088-002	0.031199	0.120926	0.176793	
088-004	0.027811	0.107829	0.157597	
088-010	0.030224	0.117458	0.171267	
092-001	0.033405	0.128805	0.189298	
092-002	0.032392	0.125588	0.183553	
092-003	0.034013	0.131762	0.192740	
092-005	0.034058	0.132046	0.192996	
092-016	0.032937	0.127638	0.186642	
122-001	0.029526	0.114487	0.167317	
122-002	0.019931	0.077345	0.112943	
122-003	0.028454	0.110366	0.161242	
122-004	0.024767	0.096073	0.140348	
122-005	0.026200	0.101770	0.148469	
122-007	0.028563	0.110716	0.161854	
122-019	0.035376	0.137351	0.200464	
122-025	0.029512	0.114521	0.167233	
122-026	0.028563	0.110716	0.161854	
Average	0.030287	0.110413	0.171625	

/1 In the Redevelopment Agency - Downtown Tracy.

/2 Assumes property taxes are split 15/85 between the City and the County upon annexation.